

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That EDNA CLEVELAND TRUSTEE OF THE RICHARD L. CLEVELAND AND EDNA CLEVELAND TRUST DATED MAY 21, 1985

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD H. FAIRCHILD and SHARLEEN FAIRCHILD, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The S1/2 of the N1/2 of the NW1/4 of the SE1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH 1979 JELMONT MOBIL HOME OR PLATE #X170478, Title # 8817688205
VEHICLE ID SF11369011

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practice as defined in ORS 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 90,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grant changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of , 19 ; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Edna Cleveland Trustee

THE RICHARD L. CLEVELAND AND EDNA CLEVELAND TRUST DATED MAY 21, 1985
EDNA CLEVELAND, TRUSTEE

STATE OF OREGON, County of ss.
AND TRUST DATED MAY 21, 1985

Personally appeared the above named

THE RICHARD L. CLEVELAND AND EDNA CLEVELAND TRUST DATED MAY 21, 1985

Edna Cleveland, Trustee

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Della M. Harreguy
Notary Public for Oregon

My commission expires: 10-27-96

STATE OF OREGON, County of ss.

The foregoing instrument was acknowledged before me this

 , 19 , by

 president, and by

 secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

THE RICHARD L. CLEVELAND AND EDNA CLEVELAND TRUST DATED MAY 21, 1985

10845 BOGARDUS AVENUE

WHITTIER, CA 92691

DONALD H. FAIRCHILD and SHARLEEN FAIRCHILD

42337 OUTPOST ROAD

CHILOQUIN, OR 97624

DONALD H. FAIRCHILD and SHARLEEN FAIRCHILD

42337 OUTPOST ROAD

CHILOQUIN, OR 97624

DONALD H. FAIRCHILD and SHARLEEN FAIRCHILD

42337 OUTPOST ROAD

CHILOQUIN, OR 97624

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 1st

day of March, 19 95,

at 2:58 o'clock P. M., and recorded

in book M95 on page 4582 or as

filed number 95604,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

Recording Officer

By Della M. Harreguy Deputy

Fee \$30.00