

35057 NF

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That AARON E. ABTS AS TRUSTEE OF THE AARON E. ABTS 1993 REVOCABLE TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AUBREY DALE HARRIS AND GINGER LEE HARRIS, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST\*\*, 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:

Tract 92 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**\*\*AND LEIGH R. GRASS AND DORIS L. GRASS, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST**

## 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 practices 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 to the land, if any, as of 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 \$ 27,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration for this transfer.~~  
See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical 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 13 day of April, 1995; 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.

STATE OF CALIFORNIA  
County of RIVERSIDE, ss.  
APRIL 13, 1995.

Aaron E. Abts  
TRUSTEE OF THE AARON E. ABTS 1993  
REVOCABLE LIVING TRUST

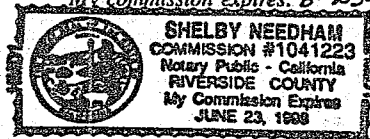
Personally appeared the above named  
AARON E. ABTS, TRUSTEE

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

Before me:

Notary Public for Oregon

My commission expires: 6-23-98



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)

TRUSTEE OF THE AARON E. ABTS REVOCABLE TRUST

2549 BERKELEY STREET  
Klamath Falls OR 97601

AUBREY DALE HARRIS AND GINGER LEE HARRIS/  
LEIGH R. GRASS AND DORIS L. GRASS

900 KANE STREET  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

LEIGH R. GRASS AND DORIS L. GRASS

AUBREY DALE HARRIS AND GINGER LEE HARRIS

900 KANE STREET

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

AUBREY DALE HARRIS AND GINGER LEE HARRIS/  
LEIGH R. GRASS AND DORIS L. GRASS

900 KANE STREET

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of April, 1995, at 3:47 o'clock P. M., and recorded in book M95 on page 9634 or as file/reel number 98480.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

Lynette Hertz Recording Officer  
Deputy

FEE: \$30.00