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WARRANTY DEED

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20261



KNOW ALL MEN BY THESE PRESENTS, That GRACE C. FULMER, TRUSTEE OF THE FULMER 1991 TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GRACE C. FULMER AND J. RONALD FULMER

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lots 2, 3, 4, and 5 in Block 35 BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat on file in the office of the County Clerk, Klamath County, Oregon. SAVINGS AND EXCEPTING that portion of said Lots 2 and 3 conveyed to State of Oregon by and through its State Highway Commission by Deed Volume 303, Page 166, Deed records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that

grantor will warrant and forever defend the 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 \$ -0-

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

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31st day of July, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Grace C. Fulmer, Trustee of the Fulmer 1991 Trust

By, Grace C. Fulmer
Grace C. Fulmer, Trustee

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 31, 1995,

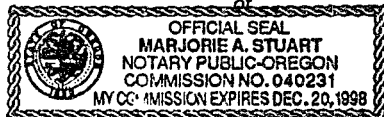
by Grace C. Fulmer, Trustee

This instrument was acknowledged before me on 19,

by

as

of



My commission expires 12/20/98

FULMER 1991 TRUST

Grantor's Name and Address

GRACE C. FULMER AND J. RONALD FULMER

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Grace C. Fulmer, et al

37 Lowell Street

Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 2nd day of Aug, 1995, at 11:51 o'clock A.M., and recorded in book/reel/volume No. M95 on page 20261 and/or as tee/file/instrument/microfilm/reception No. 3808 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

By, Deputy

FEE: \$30.00