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WARRANTY DEED

DEMAUROL F. TRYON, as to an undivided 50.000% interest, EDWRIS L. GROSSAINT and OSCAR A. GROSSAINT, as to an undivided 50.000% interest,,

Grantor(s) hereby grant, bargain, sell and convey

MATTHEW D. HOWARD and GINA M. HOWARD, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following describes

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

THE SOUTH 40 FEET OF LOTS 41 AND 42 OF THE RESUBDIVISION OF BLOCK 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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.

The true and actual consideration for this conveyance is \$ 36,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 625 MITCHELL STREET, KLAMATH FALLS, OR 97601

Dated this	6th	day of	October	, 19 <u>_9</u> 5				
			DEMAIN	number 7. ROL F. TRYON	Tyon			
			BY:	CAR A. GROSSA	sousint INT	HIS	ATTORNEY	IN FACT
			EDWRI	Lwris X	: Trossai	nd		
			OSCAF	R A. GROSSAINT	onsmo	- 		
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NOTARY ACKNOWLEDGEMENT

STATE OF _	Oregon		October 6	₁₉ 95
COUNTY OF	Klamath			
Personally	appeared the	above named	Edwris L. Grossaint	and Oscar A.
Grossain	<u> </u>			
			. thoir	

and acknowledged the foregoing instrument to be their voluntary act.

OFFICIAL SEAL
MARJORIE A. STUART
NOTARY PUBLIC-OREGON
COMMISSION NO. 04(231
MY CC:MMISSION EXPIRES DEC. 20, 1998

(Return to)
Matthew D. Howard
625 Mitchell Street
Klamath Falls, OR 97601

Notary Public for Oregon

My commission expires ____12-20-98

TARRANTY DEED

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THE STATE OF THE STREET STREET, STREET STREE

ORNEY-IN-FACT ACKNOWLEDGMENT	6th , 4 October , 19 95,
State of Oregon ss.	On this the 6th day of October, 19 95, before me, the undersigned Notary Public, personally appeared
County of Klamath	Oscar A. Grossaint
County of	OSCAT A. GLOSSATTC
New York Control of the Control of t	☐ personally known to me — OR — ☑ proved to me on the basis of satisfactory evidence ☑ proved to me on the basis of satisfactory evidence
OFFICIAL SEAL MARJORIE A. STUART	proved to me on the basis of satisfactory evidences to be the person whose name is subscribed to the within instrument
NOTARY PUBLIC-OREGON COMMISSION NO. 040231 MYC: MISSION EXPIRES DEC. 20, 1998	as attorney in fact of <u>Demaurol F. Tryon</u> Name of Person Not Appearing Before Notary
CONTRACTOR OF THE PARTY OF THE	the principal, and acknowledged to me that he/she subscribed
MY CC: AMISSON EXPIRES DEC. 20, 1896 N	the principal, and acknowledged to the that holder as attorney the principal's name thereto and his/her own name as attorney
THAUTS A SHROLRAM THAUTS A SHROLRAM NOBLIC-OREGON SECOND NO NORSIMMOD	in fact.
OFFICIAL SEAL	Witness my hand and official seal.
	MANIAN () STORES
	Signature of Notary Public
	OPTIONAL
	red by law, it may prove valuable to persons relying on the val and reattachment of this form to another document.
Though the information in this section is not required to the document and could prevent fraudulent removes	red by law, it may prove valuable to persons to your and realtachment of this form to another document.
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Document Date: Signer(s) Other Than Named Above:	Reporter: Call Toll-Free 1-800-87
Title or Type of Document: Document Date: Signer(s) Other Than Named Above: Signer(s) Other Than Named Above: 0 1994 National Notary Association • 8236 Remmet Ave., P.O. Box 7184 • C.	Reporter: Call Toll-Free 1-800-87
Title or Type of Document: Document Date: Signer(s) Other Than Named Above: 91994 National Notary Association • 8236 Remmet Ave., P.O. Box 7184 • C.	Reporter: Call Toll-Free 1-800-87
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Title or Type of Document: Document Date: Signer(s) Other Than Named Above: Signer(s) Other Than Named Above: 0 1994 National Notary Association • 8236 Remmet Ave., P.O. Box 7184 • C	Reorder: Call Toll-Free 1-800-8:
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© 1994 National Notary Association • 8236 Remmet Ave., P.O. Box 7184 • Co	ATH: SS. the 18th
STATE OF OREGON: COUNTY OF KLAMA Filed for record at request of	ATH: ss. tain Title Company the 18th at 11:42 o'clock A.M., and duly recorded in Vol. M95
STATE OF OREGON: COUNTY OF KLAMA	ATH: ss. tain Title Company the 18th at 11:42 o'clock A.M., and duly recorded in Vol. M95