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96-01-19P02:55 RCVD

mail to Klamath city Real property
Records office

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, THAT MELVIN M. MICHELSON AND DARLENE E. MICHELSON, grantors, for valuable consideration consisting of property or value given or promised which is the whole, true, and actual consideration herein paid by the trustees of the following trust: MELVIN M. MICHELSON AND DARLENE E. MICHELSON TRUSTEES, OR ANY SUCCESSOR TRUSTEES OF THE MELVIN M. MICHELSON REVOCABLE TRUST Dated November 29 1995 hereinafter called the Grantees; Grantors do hereby covenant to and with grantee and grantee's heirs, successors and assigns that: Grantor(s) are lawfully seized in fee simple of the above granted premises; Grantors will warrant and forever defend the premises and any parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under recorded encumbrances, if any; and Grantors convey with warranty unto the grantees and grantees' heirs, successors and assigns forever, or to any successor trustees of the above named trust, to have and to hold forever, all of Grantors' interest in that 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:

SEE ATTACHED EXHIBIT A

The liability and obligations of the Grantor(s) to Grantee(s) and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage available to Grantor(s) under any title insurance policy, and the limitations contained herein expressly do not relieve Grantor(s) of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations. 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.

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.

IN WITNESS WHEREOF, the grantors have executed this instrument this 29 day of November, 1995.

Melvin M. Michelson
GRANTORS- Melvin M. Michelson

Darlene E. Michelson
Darlene E. Michelson

STATE OF OREGON) ss
COUNTY OF Lane)

On this 29 day of November, 1995, personally appeared before me the above named MELVIN M. MICHELSON AND DARLENE E. MICHELSON who acknowledged the foregoing execution of this document to be that person's voluntary act and deed.

Notary Public for Oregon

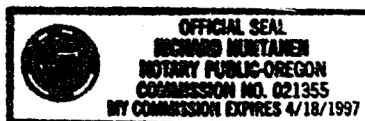
My Commission Expires: 4-18-97

Grantor's Name and Address: MELVIN M. MICHELSON AND DARLENE E. MICHELSON, 83703 N. Enterprise Rd Pleasant Hill, OR 97455

Grantee's Name and Address: MELVIN M. MICHELSON AND DARLENE E. MICHELSON TRUSTEES, OR ANY SUCCESSOR TRUSTEES OF THE MELVIN M. MICHELSON REVOCABLE TRUST Dated Nov 29 1995 83703 N. Enterprise Rd Pleasant Hill, OR 97455

UNTIL A CHANGE IS REQUESTED, ALL REPLIES, TAX STATEMENTS, AND RETURN THIS DOCUMENT TO THE FOLLOWING ADDRESS: MELVIN M. MICHELSON AND DARLENE E. MICHELSON, Trustees of the Melvin M. Michelson Revocable Trust, Dated Nov 29 1995 83703 N. Enterprise Rd Pleasant Hill, OR 97455

RESERVED FOR RECORDERS USE:



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