

WARRANTY DEED

Nancy L. Froemke, Grantor, conveys and warrants to Nancy L. Froemke Trustee of the Nancy L. Froemke Revocable Living Trust, Grantee, the following described real property free of encumbrances except as specifically set forth herein.

See attached Exhibits A and C.

Subject to reservations, restrictions, right-of-way, easements of record and those apparent upon the land and the Contract of Sale, including the terms and provisions thereof, by and between Nancy L. Froemke as Seller, and Lakeside Mobile Home & R.V. Park, Inc., Purchaser, as disclosed by Memorandum of Contract of Sale, dated July 12, 1995, recorded July 12, 1995 in M95 on page 18102, official deed records of Klamath County, Oregon.

The true consideration for this conveyance is \$-0-.

Dated this 29th day of January, 1996.

Nancy L. Froemke
NANCY L. FROEMKE,
Grantor

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.

The liability and obligations of the Grantor to Grantee 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 that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope nature, and amount of such liability or obligations.

96 JAN 30 P3:27

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on 29 day of
January, 1996 by Nancy L. Froemke.



Sandra S. Reginato
NOTARY PUBLIC FOR OREGON
My Commission Expires: 03/23/98

Send Tax Statements to:

Lakeside Mobile Home
& R.V. Park, Inc.
4885 Wocus Road
Klamath Falls, Oregon 97601

After Recording Return to:

Jerry M. Molatore
426 Main Street
Klamath Falls, Oregon 97601

PARCEL TWO

Beginning at a point on the Westerly right of way line of the Old Dalles-California Highway which bears N. 89°42' W. 770.8 feet; thence S. 6°2' W. 343.1 feet from 1/4 corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence along Westerly line of highway S. 6°2' W. 575.3 feet; thence S. 16°26' W. 73.8 feet; thence N. 89°42' W. 475.4 feet; thence along the forty line N. 2°32' E. 643.8 feet; thence S. 89°42' E. 528.4 feet to the place of beginning, being a portion of the NE¼NW¼ of Section 18, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPTING therefrom that portion lying Westerly of the Oregon State Highway described in Volume 272 on page 92, Deed records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING that portion lying within the boundaries of the Oregon State Highway as described in Volume 135 page 571, Deed Records of Klamath County, Oregon.

Subject to reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

EXHIBIT "A"

Parcel Three:

A tract of land lying in the NE¼NW¼ of Section 18, Township 38 South, Range 9 E.W.M., more particularly described as follows: Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which bears N. 89°42' W. a distance of 710.5 feet and thence S. 6°02' W. a distance of 309.1 feet from the quarter corner common to Section 7 and 18, Township 38 South, Range 9 E.W.M., and running thence: S 89°09' E. a distance of 300 feet to a point; thence S. 6°02' W. a distance of 145.9 feet to a point; thence N. 89°09' W. a distance of 300 feet to a point on the Easterly right of way line of the Dalles-California Highway; thence, following the Easterly right of way line to the Dalles-California Highway, North 6°02' E. a distance of 145.9 feet to the point of beginning.

EXHIBIT "C"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jerry Molatore the 30th day
 of Jan A.D., 19 96 at 3:27 o'clock P M., and duly recorded in Vol. M96
 of Deeds on Page 2678

FEE \$45.00

Bernetha G. Ketsch, County Clerk
 By [Signature]