

NA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HOWARD N. MAULDIN AND SHIRLEY A. MAULDIN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by *****

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: *****

HOWARD N. MAULDIN AND SHIRLEY A. MAULDIN, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MAULDIN LOVING® TRUST DATED MARCH 5, 1996, AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

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 any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

(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). (These terms between the syndicate; if not applicable, should be deleted. See ORS 91.030.)

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 5th day of March, 1996; 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.

Howard N. Mauldin
HOWARD N. MAULDIN

Shirley A. Mauldin
SHIRLEY A. MAULDIN

STATE OF OREGON, County of KLAMATH ss.

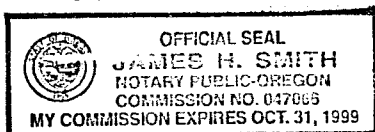
This instrument was acknowledged before me on MARCH 5, 1996, by HOWARD N. MAULDIN & SHIRLEY A. MAULDIN

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



James H. Smith
JAMES H. SMITH

Notary Public for Oregon

My commission expires 10/31/99

HOWARD N. MAULDIN & SHIRLEY A. MAULDIN
36036 HWY 140 EAST
BEATTY, OREGON 97621
Grantor's Name and Address
HOWARD N. MAULDIN & SHIRLEY A. MAULDIN, TRUSTEES
MAULDIN LOVING TRUST DATED 3/5/96
36036 HWY 140 EAST
BEATTY, OREGON 97621
Grantee's Name and Address

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

JAMES H. SMITH, ESQ.
711 BENNETT AVENUE
MEDFORD, OR 97504

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

HOWARD N. MAULDIN & SHIRLEY A. MAULDIN
36036 HWY 140 EAST
BEATTY, OREGON (7521)

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ NAME _____ TITLE _____ Deputy.

EXHIBIT "A"

The NE1/4 of SW1/4 of Section 1, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Also, that double wide Fleetwood mobile home located thereon.

EXCEPTIONS:

1. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded January 19, 1959, Book 308 page 701.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Howard N Mauldin the 7th day
of March A.D., 19 96 at 10:58 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 6247

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Cherry Russell