

After recording return to (Name, Address, Zip)

Thad J W Starr

4235 Anderson Ave.

Klamath Falls OR 97603

96 APR -8 P3:31

Until requested otherwise send all tax statements to

Same

WARRANTY DEED

K-48094

KNOW ALL MEN BY THESE PRESENTS, that JOHN S. BERNHARDT AND DEBORAH L. BERNHARDT, an estate in fee simple as tenants by the entirety

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

THAD J.W. STARR

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:

LOT 2 IN BLOCK 4 OF FIRST ADDITION TO SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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 except

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 \$ 80,250.00

^However, the actual consideration consists of or includes other property or value given or promised which is (the whole) (part of the) 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 5th day of April, 19 96; 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.

John S. Bernhardt
JOHN S. BERNHARDT BY E.T.C. SERVICES
CORPORATION ATTN IN FACT

Ann Tschan
BY: ANN TSCHAN, SECRETARY

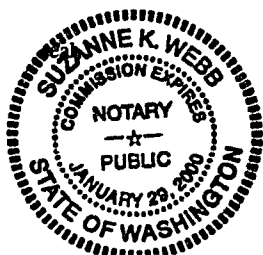
Deborah L. Bernhardt
DEBORAH L. BERNHARDT BY E.T.C. SERVICES
CORPORATION ATTN IN FACT

Ann Tschan
BY: ANN TSCHAN, SECRETARY

STATE OF WASHINGTON)) SS
COUNTY OF KING)

On this 26TH day of FEBRUARY, 1996, before me, the undersigned, a Notary Public in and for the State of Washington, duly appointed and sworn, personally appeared ANN TSCHAN to me known to be the SECRETARY of E.T.C. SERVICES CORPORATION, the corporation that executed the foregoing instrument, as attorney in fact, and on oath stated that said corporation is authorized to execute the said instrument and acknowledged it as the attorney in fact of JOHN S. BERNHARDT AND DEBORAH L. BERNHARDT, and acknowledged that it signed the same as the free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal(s) ARE now living and ARE not incompetent.

Given under my hand and official seal the day and year last above written.



Suzanne K. Webb
Suzanne K. Webb
Notary Public in and for the State of
Washington, residing at Redmond
My appointment expires 1/29/2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 8th day
of April A.D., 19 96 at 3:31 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 9820

FEE \$35.00

By Bernetha G. Letsch, County Clerk