

KNOW ALL MEN BY THESE PRESENTS That GEORGE B. WARNER BY WARNER AND NANCY EMERY WARNER CO-TRUSTEES OF THE WARNER FAMILY TRUST U/D/T DATED AUGUST 24, 1989 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL R. WALTMAN and LINDA C. WALTMAN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as the date of this deed and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 63,000.00

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.

In Witness Whereof, the grantor has executed this instrument this 27 day of October, 1993; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON, Klamath  
DATED AUGUST 24, 1989 (Other) ss.  
27, 1993

Trustees of the Warner Family Trust U/D

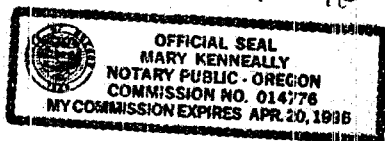
Personally appeared the above named \_\_\_\_\_

TRUSTEES OF THE WARNER FAMILY TRUST U/D/T DATED AUGUST 24, 1989

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Mary Kenneally  
Notary Public for Oregon  
My commission expires: 4/20/96



STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,

president, and by \_\_\_\_\_,

secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires: \_\_\_\_\_

(SEAL)

TRUSTEES OF THE WARNER FAMILY TRUST U/D/T DATED AUGUST 24, 1989

GRANTORS NAME AND ADDRESS

MICHAEL R. WALTMAN and LINDA C. WALTMAN  
1152 MADISON STREET  
KLAMATH FALLS, OR 97603

After recording return to:

MICHAEL R. WALTMAN and LINDA C. WALTMAN  
1152 MADISON STREET  
KLAMATH FALLS, OR 97603

Use a change in requested all tax statements shall be sent to the following address:

MICHAEL R. WALTMAN and LINDA C. WALTMAN  
1152 MADISON STREET  
KLAMATH FALLS, OR 97603

SPACE RESERVED

FOR

RECORDERS USE

County of \_\_\_\_\_ ss.  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

12663

**Legal description of 1152 Madison as follows:**

A portion of Tract 71 of FAIR ACRES SUBDIVISION No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: beginning at the Northeast corner of said tract 71; thence South along the East line of tract 71 a distance of 161 feet to a point; thence West and parallel to the North line of said Tract 71 a distance of 173 feet to a point; thence North and parallel to the East line of said Tract 71; thence East along said North line of Tract 71 a distance of 173 feet to a point of beginning. Subject to a 30 foot existing roadway along the Easterly line of said parcel.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle  
of May A.D. 19 96 at 3:58 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 12662

FEE \$35.00

By Bernetha G. Letsch, County Clerk