

## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044705

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Devin S. Grabner313 High St.  
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

ARTHUR R. HINTON and JACQUIE L. HINTON, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to DEVIN S. GRABNER  
and HEIDI HANEY GRABNER, husband and wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN. . . . .

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage AND, Trust Deed recorded  
February 2, 1996, in Book M-96, Page 3267, Mortgage Records,  
Klamath County, Oregon, in favor of Wade Lunde, which Trust Deed  
the Grantees herein agree to assume and pay according to the  
terms and provisions set out therein.,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$55,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 14th day of May, 1996.

Arthur R. Hinton  
ARTHUR R. HINTON

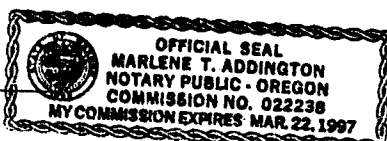
Jacquie L. Hinton  
JACQUIE L. HINTON

STATE OF OREGON, County of Klamath)ss.

On May 28, 1996, personally appeared Arthur R. Hinton and  
Jacquie L. Hinton, who acknowledged the foregoing instrument to  
be their voluntary act and deed.

Before me:

Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997



96 MAY 28 P3:55

A portion of Lot 5, Block 7, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, and all of Lot 7, Block 49, FIRST ADDITION TO KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southeast corner of Lot 7, Block 49, FIRST ADDITION TO KLAMATH FALLS, OREGON; thence Northwesterly, parallel with Third Street 110 feet to the Northeast corner of Lot 7; thence Southwesterly parallel with Washington Street, 52.8 feet; thence Southeasterly parallel with Third Street, 110 feet; thence Northeasterly parallel with Washington Street, 52.8 feet to the point of beginning.

CODE 1 MAP 3809-32AC TL 10100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day  
of May A.D., 19 96 at 3:55 o'clock PM., and duly recorded in Vol. M96,  
of Deeds on Page 15403.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
[Signature]