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WARRANTY DEED

Vol. m96 Page 22869

MTC38572DS

FLP ALPHA, A FAMILY LIMITED PARTNERSHIP,

Grantor(s) hereby grant, bargain, sell and convey to:

ROBERT S. ABBETT and GWENDOLYN H.I. ABBETT, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 18 IN BLOCK 1 OF TRACT NO. 1023 KLAMATH COUNTRY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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.

The true and actual consideration for this conveyance is \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 331 MALUNIU AVE., KAILUA, HW 96734

Dated this 2 day of July, 1996.

C.L. McLaughlin
FLP ALPHA C.L. McLaughlin, Gen. Ptnr.

STATE OF CALIFORNIA)

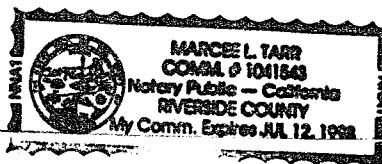
COUNTY OF RIVERSIDE)

ON July 2, 1996 BEFORE ME, MARCEE L. TARR, PERSONALLY APPEARED C.L. MCLAUGHLIN PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Marcee L. Tarr
MARCEE L. TARR, NOTARY PUBLIC

ESCROW NO. MT38572-DS



Return to:

ROBERT S. ABBETT
331 MALUNIU AVE.
KAILUA, HW 96734

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 29th day of July A.D., 19 96 at 3:43 o'clock PM, and duly recorded in Vol. M96 of Deeds on Page 22869.

FEE \$30.00

Bernetha G Letsch, County Clerk
By [Signature]