

## WARRANTY DEED

K49558

KNOW ALL MEN BY THESE PRESENTS, That

LLOYD W. STORIEhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JOHN C. HOLTZhereinafter called 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 9 IN BLOCK 11, TRACT 1042, TWO RIVERS NORTH, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT #2607-1A-8400 KEY No. 162914

(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 Except covenants, conditions, restrictions and easements of record, 1996/97 taxes, a lien not yet due or payable, which Buyer assumes and agrees to pay 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 \$ 5,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is consideration.

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 apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21<sup>st</sup> day of AUGUST, 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.

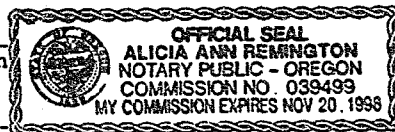
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Lloyd W. Storie  
LLOYD W. STORIE

STATE OF OREGON, County of Lane ) ss.

This instrument was acknowledged before me on August 21 1996, by LLOYD W. STORIE

Alicia Ann Remington  
Notary Public for Oregon

My commission expires 11-20-98

LLOYD W. STORIE  
3355 N. DELTA #99  
EUGENE, OR 97401

Grantor's Name and Address

JOHN C. HOLTZ  
12545 S. W. BELL COURT  
TIGARD, OR 97223

Grantee's Name and Address

After recording return to:  
EUGENE ESCROW SERVICES, INC. 96255  
1355 Oak Street  
Eugene, OR 97401

Forward all tax statements to:  
JOHN C. HOLTZ  
12545 S. W. BELL COURT  
TIGARD, OR 97223

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Klamath County Title

on this 23rd day of August A.D. 19 96  
at 11:23 o'clock AM. and duly recorded  
in Vol. M96 of Deeds Page 26085.

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00