

MTC39659MS

## WARRANTY DEED

ROSE PROPERTIES, LIMITED PARTNER, PREMIUM MANAGEMENT TRUST, GENERAL PARTNER, Grantor(s) hereby grant, bargain, sell and convey to:  
DONALD P. FALK and DELORACE F. FALK, 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 5 IN BLOCK 6 OF KLAMATH RIVER ACRES, 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 \$ 108,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 309 N. LILLIE AVENUE, FULLERTON, CA 92831

Dated this 25th day of Oct, 1996

Rose Properties  
ROSE PROPERTIES, LIMITED PARTNER

BY: Barbara J. Witherow TRUSTEE  
BARBARA J. WITHEROW

.b.p.

STATE OF Nevada, County of Clark ss.

This instrument was acknowledged before me on October 29, 1996

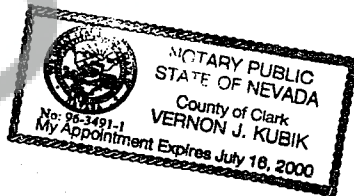
by Barbara Witherow

as trustee

of Premium Management Trust, b.p.

Notary Public of Vernon J. Kubik

My commission expires 7-16-2000



ESCROW NO. MT39659-MS

Return to:

DONALD P. FALK  
309 N. LILLIE AVENUE  
FULLERTON, CA 92831

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day of October A.D., 1996 at 11:47 o'clock A. M., and duly recorded in Vol. M96 of Deeds on Page 34230.

FEE \$30.00

Bernetha G. Letsch County Clerk  
By Kathleen Ross

96 OCT 30 AM 11:47