

NL

28079

WARRANTY DEED

Vol. M96 Page 35370

KNOW ALL MEN BY THESE PRESENTS, That BIBLE BAPTIST CHURCHhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEN PEDERSENhereinafter called the 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:R-3809-033AB-10900-000R-3809-033AB-10800-000Industrial, Block 20, Lot 6, 7, 8

(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

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 \$ 7,000.
① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

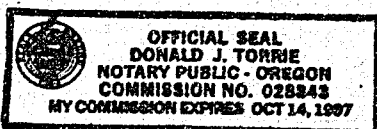
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this _____ day of _____, 19____; 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.

STATE OF OREGON, County of KLAMATHThis instrument was acknowledged before me on NOV 8, 1996, by _____This instrument was acknowledged before me on NOV 8, 1996, by KENNETH D. PEDERSEN & KEITH D. GOODE

as _____ of _____


Donald J. Torrie
 Notary Public for Oregon
 My commission expires 10-14-97
BIBLE BAPTIST CHURCH
9849 SO 6th AVE RFO 97603
KEITH GOODE, PRESIDENT

Grantor's Name and Address

KEN PEDERSEN
8066 MATNEY WAY
KFO 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):

KEN PEDERSEN
8066 MATNEY WAY
KLAMATH FALLS, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath } ss.
 I certify that the within instrument was received for record on the 8th day of November, 1996, at 1:28 o'clock P.M., and recorded in book/reel/volume No. M96 on page 35370 and/or as fee/file/instrument/microfilm/reception No. 28079, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk.

By Arthur Ross, Deputy.

Fee: \$30.00

96 NOV -8 P1:28

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