



WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title &amp; Escrow

on this 6th day of December A.D. 19 96  
at 2:54 o'clock P.M. and duly recorded  
in Vol. 1796 of Deeds Page 38174Bernetha G. Letsch County Clerk  
By Kathleen Rose Deputy.

Fee, \$30.00

ASPEN TITLE ESCROW NO. 01045572

AFTER RECORDING RETURN TO:

Mr. and Mrs. Ronnie N. Gibson

4428 Lombard Dr. H. F. Co 97605UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

*R. N. B.*  
B.N.B. DRIVE-INNS, INC., an Oregon Corporation, hereinafter  
called GRANTOR(S), convey(s) to RONNIE N. GIBSON and PHYLLIS  
GIBSON, husband and wife, hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

All of Lot 24 in Block 3, FIRST ADDITION TO ALTAMONT ACRES, in  
the County of Klamath, State of Oregon. EXCEPTING THEREFROM the  
Westerly 95 feet of the Easterly 205 feet. ALSO EXCEPTING the  
Southerly 5 feet taken by Klamath County for the widening of  
Delaware Street in Book 348 at Page 571, Deed Records of  
Klamath County, Oregon.

Code 41, Map 3909-3CD, Tax Lot 3500

"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 balance owing for real  
property taxes for the 1996-'97 fiscal tax year,

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  
\$55,000.00.

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 4th day of December, 1996.

B.N.B. DRIVE-INNS, INC., an Oregon corporation

BY: Dale K. Bowles  
Title: Pres.

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 6th  
day of December, 1996, by Dale K. Bowles Pres. of B.N.B.  
Drive-Inns, Inc., an Oregon corporation, on behalf of the  
corporation.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My commission expires: March 22, 1997

