

31166

K-50148
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DENNIS L. VOELTNER AND EVA CHRISTINE VOELTNER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MONARCH FUNDING CORP., EMPLOYEES PROFIT SHARING PLAN & TRUST

hereinafter 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:

LOTS 9 AND 12 TRACT NO. 1110, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

(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 \$ debt cancellation for California prop. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, 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 8th day of JANUARY, 1997; 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.

DENNIS L. VOELTNER

EVA CHRISTINE VOELTNER

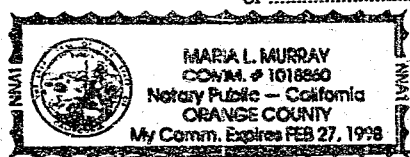
STATE OF OREGON, County of Orange ss.

This instrument was acknowledged before me on January 8, 1997 by DENNIS L. VOELTNER

This instrument was acknowledged before me on January 8, 1997 by EVA CHRISTINE VOELTNER

as

of



MARIA L. MURRAY

Notary Public for Oregon

My commission expires Feb. 27, 1998

California

Mr. & Mrs. Dennis L. Voeltner

1511 Corona Avenue

Norco, CA 91760

Grantor's Name and Address

MONARCH FUNDING CORP

5500 Santa Ana Canyon Road#253

Anaheim, CA 92807

Grantee's Name and Address

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

MONARCH FUNDING CORP

5500 East Santa Ana Canyon Rd#253

Anaheim, CA 92807

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

MONARCH FUNDING CORP

5500 E. Santa Ana Canyon Rd#253

Anaheim, CA 92807

SPACE RESERVED
FOR
RECORDER'S USE

FEE:\$30.00

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 13th day of January, 1997, at

9:00 o'clock A.M., and recorded in Book/reel/volume No. M97 on page 871

and/or as fee/file/instrument/microfilm/reception No. 31166, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

By Lynette Frindy, Deputy.