

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, Cornelia M. Zimmer, a single person, surviving spouse of Everett C. Zimmer, Sr., deceased, hereinafter called the grantor, in consideration of TEN AND NO/100 DOLLARS (\$10.00) to grantor paid by the Cornelia Martha Zimmer Trust, hereinafter called the Grantee, do hereby grant, bargain, sell and convey unto the said grantee and grantee's successors, heirs and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the State of Oregon and the County of Klamath, described as follows, to-wit:

Lot 4, Block 20, Klamath Falls Forest Estates
Highway 66 Unit, Plat No. 1, as recorded in Klamath
County, Oregon.

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property, (including those set forth in the Declaration of Restrictions recorded on the 12th day of July, 1963 as Document No. 80986, Vol. 346, Pages 473, Office of the Klamath County Oregon Recorder, all of which are incorporated herein by reference to said Declaration with the same effect as though fully set forth herein.)

TO HAVE AND TO HOLD the above-described granted premises unto the said grantee and grantee's successors, heirs and assigns forever.

And said grantor hereby covenants to and with grantee and

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grantee's successors, heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will and grantor's successors shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.

The foregoing recitation of consideration is true as I verily believe.

DATED this 29th day of MAY, 1997.

Cornelia M. Zimmer
CORNELIA M. ZIMMER

ACKNOWLEDGMENT

State of ARK.
County of LOGAN

On this the 29th day of MAY, 1997, before me, the undersigned officer, personally appeared CORNELIA M. ZIMMER, a single person, surviving spouse of Everett C. Zimmer, Sr., deceased, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained as her voluntary act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

W. Bucky Hixson
NOTARY PUBLIC

My Commission Expires:

8-17-2001

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Return: Hixson & Cleveland
P.O. Box 588
Paris, AR 92855

Filed for record at request of Hixson & Cleveland the 25th day of June A.D., 19 97 at 3:20 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 19799.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosa