

50763



'97 DEC 29 P3:30
 ATL 01046825 / 611.1539
 WARRANTY DEED

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AFTER RECORDING RETURN TO:
~~KLAMATH VENTURE CAPITAL, INC.~~

2046 W. Hartland
Klamath Falls OR 97601

Jacinto Arcechea

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

KLAMATH VENTURE CAPITAL, INC. SUCCESSOR BY MERGER TO SHASTA
 BOOKS, INC., AN OREGON CORPORATION hereinafter called
 GRANTOR(S), convey(s) to RICHARD ISABELL AND LEILANI L.
 EDRINGTON hereinafter called GRANTEE(S), all that real property
 situated in the County of KLAMATH, State of Oregon, described
 as:

Lot 3, Block 201, MILLS SECOND ADDITION TO THE CITY OF KLAMATH
 FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DB TL 14100

"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 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 those apparent upon the land.

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
 \$_____.

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 21ST day of AUGUST, 1992.

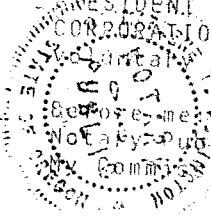
KLAMATH VENTURE CAPITAL, INC.

Lucile F. Kepner
 LUCILE F. KEPNER, PRESIDENT

STATE OF Oregon, County of Klamath) ss.

September 1, 1992

Personally appeared the above named LUCILE F. KEPNER, AS
 PRESIDENT OF KLAMATH VENTURE CAPITAL, INC., AN OREGON
 CORPORATION and acknowledged the foregoing instrument to be her
 voluntary act and deed.



Richard D. Addington
 Notary Public for OREGON
 Commission Expires: 3-22-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day
 of December A.D., 19 97 at 3:30 o'clock P. M., and duly recorded in Vol. M97
 of Deeds on Page 42227.

FEE \$30.00

By *Bernetha G. Leisch* County Clerk