

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT WILFORD B. KIMSEY, Grantor, conveys and warrants unto MITCHELL COBB, Grantee, the following described real property free of encumbrances except as shown on this Deed;

Lot 7 in Block 3 of Lenox according to the official plat thereof on file in the records of Klamath County, Oregon

Subject to reservations, restrictions, easements and rights of way of record and those apparent on the land.

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.

TO HAVE AND TO HOLD said premises with their appurtenances unto said Grantee, and Grantee's heirs, devisees, grantees, successors and assigns, forever.

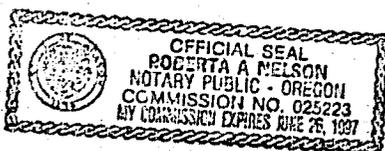
The true and actual consideration paid for this transfer stated in terms of dollars is \$10,000.00.

IN WITNESS WHEREOF, Grantor has executed this Deed the 24th day of February, 1997.

Wilford B. Kimsey

STATE OF OREGON, County of Lane) ss

This instrument was acknowledged before me this 24th day of February, 1997.



Roberta A. Nelson

Notary Public for Oregon

My Commission Expires: 06-26-97

After recording return to:

Mitchell Cobb, 3704 Diamond, Klamath Falls, Oregon 97601

Until requested otherwise send all tax statements to: Mitchell Cobb, 3704 Diamond, Klamath Falls, Oregon 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 19th day of June _____ A.D., 19 98 at 2:29 o'clock P M., and duly recorded in Vol. H98 of _____ Deeds on Page 21288.

FEE \$30.00

By Kathleen Ross Bernetha G. Letsch, County Clerk