

AFTER RECORDING RETURN TO:

*But:*  
Jerry M. Molatore  
426 Main Street  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

John Quinn  
Box 847  
Klamath Falls, OR 97601

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### WARRANTY DEED

BLANCHE R. FRANKLIN, Grantor, conveys and warrants to BLANCHE R. FRANKLIN, Trustee of the BLANCHE R. FRANKLIN TRUST dated October 21, 1999, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

An undivided one-half interest in the following real property located in Klamath County, Oregon:

PARCEL ONE: Lot 1, Block 8, Tract 1080, WASHBURN PARK

PARCEL TWO: A tract of land situated in the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 East of the Willamette Meridian and Lot 7 in Block 4 of THIRD ADDITION TO ALTAMONT ACRES. Beginning at a point that is 327 feet north of the intersection of the North line of LaVerne St. and the East line of Washburn Way; thence South along the East line of Washburn Way 100 feet.; thence East parallel to the North line of LaVerne St. to the West line of Lot 10 in Block 4 of THIRD ADDITION TO ALTAMONT ACRES; thence North along said West line 54.6 feet to the Northwest corner of said Lot 10; thence East along the North line of Lots 8, 9 and 10 in Block 4 300 feet to the West line of Avalon St.; thence North along said street 45.4 feet; thence West parallel to the North Line of LaVerne St. to the point of beginning. EXCEPTING THEREFROM that portion deeded to the State of Oregon for highway purposes by instrument recorded September 10, 1965, in M-65 at page 1556.

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 uses.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property,

that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true consideration for this conveyance is \$0.00.

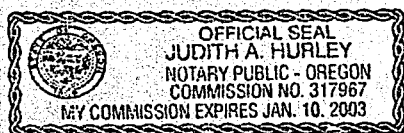
Dated this 18th day of November, 1999.

Blanche R. Franklin  
BLANCHE R. FRANKLIN

Property ID#: R512582  
Map Tax Lot: R-3909-002AB-00400-0000

STATE OF OREGON       )  
                                      ) ss.  
County of Klamath       )

The foregoing instrument was acknowledged before me this 18th day of November, 1999, by BLANCHE R. FRANKLIN



Judith A. Hurley  
Notary Public for Oregon  
My Commission Expires: 1-10-2003

GRANTORS' NAME AND ADDRESS:  
BLANCHE R. FRANKLIN  
1760 Homedale Road  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:  
BLANCHE R. FRANKLIN, Trustee  
of the BLANCHE R. FRANKLIN TRUST  
1760 Homedale Road, Klamath Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 11/18/99, at 1:29 p.m.  
In Vol. M99 Page 45817  
Linda Smith,  
County Clerk        Fee \$ 35.00