

AFTER RECORDING RETURN TO: *Bx* Jerry M. Molatore
426 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO Blanche R. Franklin
1760 Homedale Road
Klamath Falls, OR 97603

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:

The North 50 feet of Tract 89 and the South 50 feet of Tract 90,
YALTA GARDENS in Klamath County, Oregon.

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.

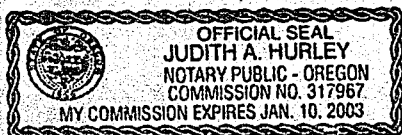
Dated this 18th day of November, 1999.

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 45819
Linda Smith,
County Clerk Fee \$ 30.00