

GRANTOR NAME AND ADDRESS Small Estate of Thomas Edward Nankervis/Marie L. Nankervis,  
c/o Attorney Patricia J. Scheiderman, 2240 5th Avenue, Ste. 107,  
San Diego, CA 92101-2118

GRANTEE NAME AND ADDRESS Arthur Hill, PRESS PLUS, 2065 Hoover Avenue, No. A, National  
City, CA 91950

AFTER RECORDING RETURN TO Neal G. Buchanan, Attorney at Law, 435 Oak Avenue, Klamath  
Falls, OR 97601

SEND TAX STATEMENTS TO Arthur Hill, PRESS PLUS, 2065 Hoover Avenue, No. A, National  
City, CA 91950

**WARRANTY DEED**  
 (Statutory Form)

Marie L. Nankervis, individually and in her former capacity as Claiming Successor of the Small Estate of Thomas Edward Nankervis, aka Thomas E. Nankervis, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 9902535 CV, Grantor, conveys and warrants to Arthur Hill, Grantee, the following real property situate in Klamath County, State of Oregon, free of encumbrances except as specifically set forth herein, legally described as follows, to-wit:

"Lot 9, Block 5, Bella Vista, Tract 1235, Klamath County, Oregon, according to the official plat thereof on file with the Clerk of Klamath County, Oregon"

SUBJECT TO the terms and provisions of a certain Trust Deed securing payment of Promissory Note wherein Elida Legget is beneficiary, a portion of which such beneficiary's interest has been assigned to Kerry S. Penn, such Trust Deed having been recorded in the Records of Klamath County, Oregon, on the 25 day of November, 1991, at Vol. M-91, Page 24685; which such Trust Deed and Note Grantee agrees to assume and pay in accordance with its terms.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being assumption of the unpaid balance of the Trust Deed and Promissory Note referred to hereinabove.

DATED this 23<sup>rd</sup> day of Nov, 1999.

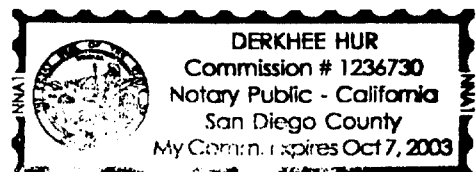
Marie L. Nankervis  
 MARIE L. NANKERVIS

STATE OF CALIFORNIA, County of San Diego ss.

On 23<sup>rd</sup> - Nov, 1999, before me, the undersigned, a Notary Public in and for said State, Personally appeared Marie L. Nankervis, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed on the within instrument and acknowledged that she executed the same. ✓

WITNESS my hand and official seal

Derkhee Hur  
 NOTARY PUBLIC FOR CALIFORNIA  
 My Commission expires: Oct - 7<sup>th</sup> - 2003



State of Oregon, County of Klamath  
 Recorded 1/11/00, at 10:14 a.m.  
 In Vol. M00 Page 960  
 Linda Smith,  
 County Clerk Fee\$ 21.00