

WARRANTY DEED

Scott Bruce Benedict, Grantor, conveys and warrants to James D. McVay and Sharon D. McVay, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 31 Loma Linda Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS AND EXCEPTING the following described portion:

Beginning at the Northeast corner of said Lot 31; thence South $0^{\circ}40'$ West along the Easterly line of said Lot, a distance of 86.23 feet to the Southeasterly corner of that certain parcel described in Deed from John F. Glubrecht and Leah B. Glubrecht to Floyd E. Holt and Mary M. Holt, dated March 24, 1961, recorded March 28, 1961, in Volume 328 page 237, Deed records of Klamath County, Oregon; thence South $68^{\circ}45'$ West, parallel with the Northerly line of said Lot 31, to the Westerly line of said Lot, said point being on the Easterly line of Loma Linda Drive; thence Northwesterly, along the Westerly line of said Lot, to the Northwesterly corner thereof; thence North $68^{\circ}45'$ East along the Northerly line of said Lot 31, a distance of 145.5 feet to the point of beginning.

SUBJECT TO AND EXCEPTING RESERVATIONS, RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT UPON THE LAND.

The true and actual consideration for this conveyance is Sixty-four Thousand Five Hundred Dollars (\$64,500.00).

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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

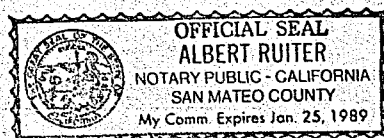
Dated this 11th day of July, 1988.

GRANTOR

Scott Bruce Benedict
Scott Bruce Benedict

STATE OF OREGON==) California
) ss.
County of Klamath=) San Mateo

Personally appeared the above-named Scott Bruce Benedict and acknowledged the foregoing instrument to be his voluntary act. Before me: Albert Ruitter, a notary public in and for the State of California.



Albert Ruitter
Notary Public for Oregon - California
My Commission Expires: January 25, 1989.

Until a change is requested, all tax statements shall be mailed to Grantees at:

Return: Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 12th day of July A.D., 19 88 at 12:07 o'clock P. M., and duly recorded in Vol. M88 of Deeds on Page 10928

FEE \$8.00

Evelyn Biehn County Clerk
By Pauline Mullendare

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