



TITLE & ESCROW, INC.

#01033275

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
 JERRY J. MCKINNEY
 CANDELARIA MCKINNEY
 5861 S. 6TH, #9
 KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

JEFF R. FEEHAN and NORMA L. FEEHAN, hereinafter called
 GRANTOR(S), convey(s) to JERRY J. MC KINNEY and CANDELARIA MC
 KINNEY, husband and wife hereinafter called GRANTEE(S), all that
 real property situated in the County of Klamath, State of
 Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
 REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

"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." *DM Ca*

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except: 1) Rights of the
 public in and to any portion of the herein described premises
 lying within the boundaries of roads or highways. 2) Subject
 to rules and regulations of Fire Patrol District. 3)
 Conditions, restrictions and reservations in Patent recorded in
 Book 3, page 557. 4) Easement, including the terms and
 provisions thereof, recorded August 29, 1923, Book 61, page 400.
 5) Access restrictions, if any, restricting ingress or egress
 from or to Shady Pine Road (Old Dalles-California Highway). 6)
 Trust Deed, including, terms and provisions thereof, recorded
 August 4, 1988, Book M88, page 12576, in favor of Jack L.
 Gillette, Corinne Sullivan, Maxine Gnudi and Ruth W. Barnes, as
 their interests appear, which Trust Deed the Grantees herein
 agree to assume and pay according to terms contained therein.

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$32,784.92.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 14th day of April, 1989.

Jeff R. Feehan
 JEFF R. FEEHAN

Norma L. Feehan
 NORMA L. FEEHAN

STATE OF OREGON, County of Klamath)ss.

April 17, 1989.

Personally appeared the above named JEFF R. FEEHAN and NORMA L.
 FEEHAN and acknowledged the foregoing instrument to be their
 voluntary act and deed.

Before me: *Wardene L. Addington*
 Notary Public for Oregon
 My Commission Expires: March 22, 1993



99 APR 19 PM 3 33

EXHIBIT "A"

PARCEL 1:

Beginning at the quarter corner common to Sections 31 and 32, Township 37 South, Range 9 East of the Willamette Meridian; thence North 89 degrees 49' West 1444.55 feet; thence North 1 degree 10' East 20 feet to the Southeast corner of the herein described property; thence North 1 degree 10' East 100 feet; thence North 89 degrees 49' West 735 feet, more or less, to a point on the Easterly right of way line of the Dalles-California Highway; thence Southerly along the Easterly right of way line of the Dalles-California Highway 106 feet, more or less, to a point which is North 89 degrees 49' West of the point of beginning; thence South 89 degrees 49' East 770 feet, more or less to the point of beginning and being all a part of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

A strip of ground 20 feet wide, which lies East of the Dalles-California Highway, along the South side of the SW 1/4 of NE 1/4 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, beginning at a point which is North 89 degrees 49' West 1444.55 feet from the quarter corner common to Sections 31 and 32, said Township and Range; being a portion of the SW 1/4 of NE 1/4 of said Section 31.

CODE 183 MAP 3709-31AC TL 1000 KEY #379986

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day
of April A.D., 19 89 at 3:33 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 6642.

FEE \$13.00

Evelyn Biehn County Clerk

By

Dawson Mullins