

Until A Change Is Requested, All Tax Statements Shall Be Sent to The Following Address:

William D. & Nancy Jane Keefe
1340 Cottonwood
Springfield, Oregon 97477

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

mtc 1346-1992

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JAMES LYNES, hereinafter called "grantor," for the consideration hereinafter stated, to grantor paid by WILLIAM D. KEEFE and NANCY JANE KEEFE, husband and wife, hereinafter called "grantees," does hereby grant, bargain, sell and convey unto the said grantees, and grantees' heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to wit:

Portion of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, in the County of Klamath and State of Oregon: Beginning at the Northwest corner of S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, in Klamath County, Oregon; thence South along the West line of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 1, a distance of 241 feet, more or less, to the center line of the county road running from the Willamette Highway to Crescent Lake, Oregon; thence North 74° East, along the center line of said county road, a distance of 420 feet, more or less, to the Southwesterly right of way line of the Willamette Highway; thence North 16° 19' West, along the right of way line of said Highway, a distance of 130 feet, more or less, to the North line of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 1; thence West 370 feet, more or less, to the point of beginning; being a portion of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, lying West of the Willamette Highway and North of county road above mentioned.

EXCEPT the following: Beginning at the Northwest corner of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, in Klamath County, Oregon; thence East 125 feet; thence South 220 feet, more or less, to the center line of said road running from Highway 58 to Crescent Lake, Oregon; thence Southwesterly along the center line of said road to a point due South of the place of beginning; thence North 241 feet to the place of beginning.

ANNA L. CAREY, HULL & VANKOTEN, P.C.
 ATTORNEYS AT LAW
 P.O. BOX 122
 HOOD RIVER, OREGON 97031
 TELEPHONE 386-1811

'90 MAR 9 PM 1 02

SUBJECT TO:

1. Easements, rights of way, agreements, restrictions, regulations, taxes, liens and encumbrances placed or suffered to come upon the property by grantees subsequent to the 1st day of June, 1974.

TO HAVE AND TO HOLD the same unto the said grantees, and grantees' heirs, successors and assigns forever. The grantees herein take title as tenants by the entirety.

And said grantor hereby covenants to and with said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth herein, and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

This deed is given in full performance of that prior contract for the sale of the above described real property wherein Evelyn Smutz, formerly known as Evelyn Acuff, was seller and the grantees herein were purchasers, dated the 1st day of June, 1974, and Amendment to Contract of Sale dated August 23, 1974, the vendor's interest in which contract was subsequently assigned by C. E. Francis, Personal Representative for the Estate of Evelyn Reeve, formerly known as Evelyn Acuff Smutz, to James Lynes, the grantor herein, by Assignment of Land Sales Contract by Seller dated March 3, 1988, and recorded May 25, 1988, in Volume M88, Page 8111, Deed Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer is \$34,500.00.

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 INSTRU-

ANNA, CAREY HULL & VANKOTEN, P.C.
ATTORNEYS AT LAW
P.O. BOX 323
HOOD RIVER, OREGON 97031
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MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

WITNESS grantor's hand this 2nd day of February, 1990.

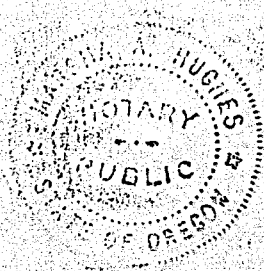
GRANTOR: James Lynes
James Lynes

STATE OF OREGON)
County of Hood River) ss. February 2, 1990

Personally appeared the above named grantor, JAMES LYNES, and acknowledged the foregoing instrument to be grantor's voluntary act and deed.

Before Me:

Marsha A. Hughes
Notary Public for Oregon
My Commission Expires: 8-6-93



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day of March A.D., 19 90 at 1:02 o'clock PM., and duly recorded in Vol. M90 of Deeds on Page 4498.
Evelyn Biehn County Clerk
By Pauline Mullendore
FEE \$38.00

ANNALA CAREY HULL & VANKOTEN, P.C.
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