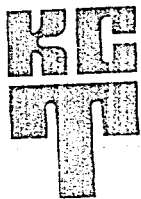


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KLAMATH COUNTY TITLE COMPANY
31964
Vol. 91 Page 13794

K-43346

STATUTORY WARRANTY DEED
 (Individual or Corporation)

Tod E. McClaskey, Jr.

, Grantor.

 conveys and warrants to Jim R. Hines and Marybeth Hines, husband and wife

, Grantee.

 the following described real property in the County of Klamath and State of Oregon.

 A parcel of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9, E.W.M., more particularly described as follows:

Commencing at an iron pin on the Northerly right-of-way line of South Sixth Street which bears S. 0°00'30" E. a distance of 826.8 feet and S. 55°52'30" E. a distance of 475.2 feet from the iron pin monument marking the Northwest corner of said Section 3, said beginning point also being the Southwesterly corner of parcel described in Deed Volume M69 page 4221, Deed Records of Klamath County, Oregon; thence N. 34°07'30" E. along the Northwesterly line of last mentioned parcel a distance of 175.0 feet to the Southerly right-of-way line of Pershing Way; thence along said right-of-way line, N. 55°52'30" W. a distance of 142.04 feet to a point; thence S. 34°07'30" W. a distance of 175.0 feet to the Northerly line of South Sixth Street; thence along said right-of-way, S. 55°52'30" E. a distance of 142.04 feet, more or less, to the point of beginning.

 This property is free of liens and encumbrances, EXCEPT Reservations and restrictions of record, rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

 The true consideration for this conveyance is \$ 145,000.00 (Here comply with the requirements of ORS 93.030*).

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

 DATED this 15th day of July 19 91 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Tod E. McClaskey, Jr.
CORPORATE ACKNOWLEDGEMENT

 STATE OF Washington County of Cowlitz ss.

 The foregoing instrument was acknowledged before me this 15th day of July 19 91 by Tod E. McClaskey, Jr.

 STATE OF OREGON, County of _____ ss.
 The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ and by _____ of _____ a corporation, on behalf of the corporation.

Alison A. Brown
 Notary Public for Washington
 My commission expires:

6-15-95

After recording return to:

Klamath First Federal
540 Main St
Prineville, OR 97601
Hines, Jim + Marybeth
910 KXS-L

 STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Klamath County Title Co.

 on this 15th day of July A.D. 19 91
 at 4:06 o'clock P.M. and duly recorded
 in Vol. M91 of Deeds Page 13794.

 Evelyn Biehn
 By Evelyn Biehn County Clerk

Deputy.

Fee, \$28.00