

64173

WARRANTY DEED

MTC 30133-MK

KNOW ALL MEN BY THESE PRESENTS, That
ROBERT E. SIGMUND and MARILYN E. SIGMUND, as tenants by the entirety
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
DENNIS E. WHITE and PAMELA K. WHITE, husband and wife, hereinafter called
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,
 the 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances

except those of record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 120,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of July, 1993;
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
 County of Klamath) ss.
July 6, 1993

ROBERT E. SIGMUND

MARILYN E. SIGMUND

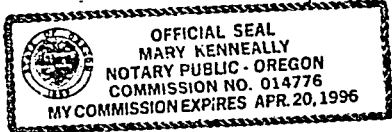
Personally appeared the above named
ROBERT E. SIGMUND
MARILYN E. SIGMUND

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4/20/96



STATE OF OREGON, County of _____ ss.
 The foregoing instrument was acknowledged before me this _____, 19____, by _____,
 _____ president, and by _____,
 _____ secretary of _____

a _____ corporation, on behalf of the corporation.
 Notary Public for Oregon _____ (SEAL)
 My commission expires: _____

ROBERT E. SIGMUND and MARILYN E. SIGMUND
2212 LAKESHORE DRIVE
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

DENNIS E. WHITE and PAMELA K. WHITE
6205 REEDER ROAD
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
DENNIS E. WHITE and PAMELA K. WHITE
6205 REEDER ROAD
KLAMATH FALLS, OR 97603

NAME ADDRESS ZIP

Until a charge is required, all tax statements shall be sent to the following address:
DENNIS E. WHITE and PAMELA K. WHITE
6205 REEDER ROAD
KLAMATH FALLS, OR 97603

NAME ADDRESS ZIP

STATE OF OREGON, _____ ss.

County of _____
 I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ of as file-reel number _____
 Record of Deeds of said county.
 Witness my hand and seal of County affixed.

By _____ Recording Officer
 _____ Deputy

MTC NO: 30133-MK

16218

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of said Section 20, thence South 00 degrees 21' 40" West along the West line of said Section 20 1009.57 feet; thence South 89 degrees 18' 40" East 30.00 feet to a 1/2" iron pin and the true point of beginning of this description, thence continuing South 89 degrees 18' 40" East 549.21 feet to a 1/2" iron pin on the Westerly right of way line of the "B" Canal, thence Northeasterly along the Westerly right of way of said "B" Canal, 1043.63 feet more or less to the point where the Westerly right of way line of the "B" Canal intersects the Southerly right of way line of Reeder Road; thence West along the Southerly boundary of Reeder Road to the Easterly boundary of Reeder Road; thence South 00 degrees 21' 40" West along the Easterly line of Reeder Road 980.17 feet more or less to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 6th day
of July A.D., 19 93 at 3:38 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 16217

Evelyn Biehn County Clerk

By [Signature]

FEE \$35.00