

KNOW ALL MEN BY THESE PRESENTS, That WARRANTY DEED
MTC 30658-11
VICTORIA L. SLEMBROUCK

hereinafter called the grantor, for the consideration hereinafter stated, grantor paid by _____, 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 ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF
 BY THIS REFERENCE.

SUBJECT TO: Trust Deed recorded November 14, 1989 in Volume M89, page 21928, Microfilm Records of Klamath County, Oregon in favor of John F. Shepperd and Patay A. Shepperd, with right of survivorship, as Beneficiary which the above named Grantee does not agree to assume nor pay and the Grantor named herein agrees to hold Grantee harmless therefrom.

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 all those of record and those apparent upon the land as of 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 \$ 18,500.00

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 23 day of August, 19 93; 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)
 August 23, 19 93) ss.

Personally appeared the above named _____

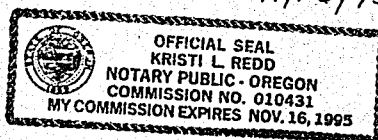
VICTORIA L. SLEMBROUCK

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

Before me:

Kristi L. Redd
 Notary Public for Oregon

My commission expires: 11/16/95



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 _____
 My commission expires: _____ (SEAL)

VICTORIA L. SLEMBROUCK
2921 Alma Alley
Klamath Falls, OR 97601
 GRANTOR'S NAME AND ADDRESS

RUSSELL L. HAWKINS
P.O. Box 1805
Klamath Falls, OR 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:
RUSSELL L. HAWKINS
P.O. Box 1805
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
RUSSELL L. HAWKINS
P.O. Box 1805
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

STATE OF OREGON,
 County of _____ ss.
 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 _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
 Deputy

MTC Number: 30658-KR

LEGAL DESCRIPTION

Beginning at a point on the North line of Tract 32, ALTAMONT SMALL FARMS, a platted subdivision in Klamath County, Oregon, in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is North 88 degrees 46' West a distance of 405 feet from the Northeast corner of said Tract 32; thence South 0 degrees 11' West 228.74 feet, more or less, along a line parallel to Altamont Drive, to the Northeasterly right of way line of the Great Northern Railway; thence North 47 degrees 57' West 53.68 feet along said right of way line; thence North 0 degrees 11' East 192.89 feet, more or less, to the North line of said Tract 32; thence South 88 degrees 46' East 40 feet to the point of beginning, being a portion of Tract 32 of ALTAMONT SMALL FARMS.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 25th day
of Aug. A.D., 19 93 at 3:30 o'clock P.M., and duly recorded in Vol. M93,
of Deeds on Page 21414.

FEE \$35.00

Evelyn Biehn County Clerk

By Dorlene Mulendore