

RETURN TO: Talon Land Corporation 26800 Modoc Point Rd. Chiloquin, OR 97624	TAX STATEMENT TO: Talon Land Corporation 26800 Modoc Point Rd. Chiloquin, OR 97624	CLERK'S STAMP:
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MTC 27786 mK
-WARRANTY DEED-

WILLIAM E. RAY and KAREN M. RAY, husband and wife, Grantors, convey and warrant to TALON LAND CORPORATION, an Oregon corporation, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein, to-wit:

Government Lots 17, 18, 23 and 24 in Section 5, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for ingress and egress as created by Warranty Deed dated March 20, 1973, recorded December 26, 1974 in Volume M74, page 16281, Microfilm Records of Klamath County, Oregon, to-wit:

Beginning at a point about 75 feet from the Northwest corner of the following described tract of real property: The N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ (Government Lot 20), Section 4, Township 36 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon; thence South 20 feet; thence East to the old Dalles-California Highway; thence Northerly along the boundary of said highway a distance of about 20 feet thence Westerly to the point of beginning.

The easement for ingress and egress as it is laid up the ground is also described as follows:

Situated in the N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ (Government Lot 20) of Section 4, T36S, R7EWM, Klamath County, Oregon. The Northerly line of a 20.00 foot easement, more particularly described as follows: Beginning at a point on the Westerly right of way of the Modoc Point Highway, as marked by a 5/8 inch iron pin with a Tru-Line Surveying plastic cap, from which the Northwest corner of said Section 4 bears N04°13'57" W 2650.69 feet; thence S81°12'16" W 221.42 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence continuing S81°12'16" W to the West line of said Section 4.

which the Grantors convey to the Grantee without warranty.

SUBJECT TO AND EXCEPTING:

- (1) 1993-94 taxes are now a lien but not yet payable;
- (2) reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Ninety Thousand and No/100ths (\$90,000.00) DOLLARS.

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 use.

Dated this 14th day of September, 1993.

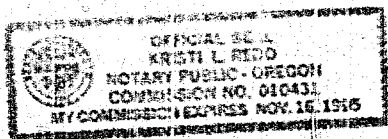
William E. Ray
Karen M. Ray

31245

STATE OF OREGON

County of Klamathss. Sept. 14, 1993.

Personally appeared the above-named WILLIAM E. RAY and KAREN M. RAY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Kristi L. Ridd
Notary Public for Oregon

My Commission expires: 11/16/95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 26th day
of November A.D., 19 93 at 10:18 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 31244
Evelyn Biehn County Clerk.
By Annette Mueller

FEE \$35.00

2. WARRANTY DEED

morsca01.074