




WARRANTY DEED

#03041166

AFTER RECORDING RETURN TO:

DENENE IRION

Box 116 MP 186
CRESCENT, OR 97733UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEMAXWELL S. HARGROVE, hereinafter called GRANTOR(S), convey(s) to
DENENE IRION, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF.....


"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$53,900.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of January, 1994.

 MAXWELL S. HARGROVE

STATE OF OREGON, County of Klamath)ss.

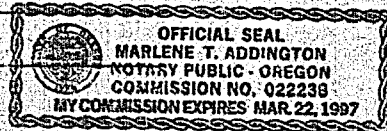
On January 26, 1994, personally appeared the above-named
MAXWELL S. HARGROVE and acknowledged the foregoing instrument to
be his voluntary act and deed.Before me: Marlene T. Addington
Notary Public for OregonMy Commission Expires: 3-22-97

EXHIBIT "A"

All that portion of the E 1/2 SE 1/4 SE 1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which lies Southwesterly from the Southwesterly right of way line of the Great Northern Railway Company, as described in deed from Cabler and King to the Great Northern Railway Company, recorded in Book 95 at page 231, Deed Records of Klamath County, Oregon, and which lies North of the North line of the property deeded to Fred Phelps by deed recorded in Book 164 at Page 430, Deed Records, which said North line runs East and West and 345 feet North of the South line of said SE 1/4 SE 1/4.

EXCEPTING FROM this description ditch right of way 20 feet wide deeded to the United States.

EXCEPTING THEREFROM that portion deeded to Great Northern Railway recorded September 19, 1960 in Book 324 at Page 173, Deed Records.

EXCEPTING THEREFROM that portion deeded to Leon H. Megginson in deed recorded March 25, 1964 in Book 351 at Page 680, Deed Records.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 27th day
of Jan A.D., 19 94 at 10:34 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 2846.

Evelyn Biehn County Clerk

By Dorlene Mullenbarger

FEES \$35.00