

K-45949

STATUTORY WARRANTY DEED
 (Individual or Corporation)

WILLIAM D. MCCABE, SR. TRUSTEE AND LINDA J. MCCABE, TRUSTEE

 conveys and warrants to WILLIAM D. MCCABE, SR. AND LINDA J. MCCABE, husband and wife, Grantor,

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

SEE ATTACHED EXHIBIT "A"

This property is free of liens and encumbrances, EXCEPT:
 Subject to 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.

*AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
 FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

 The true consideration for this conveyance is \$ -0- (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 8th day of February 19 94 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

WILLIAM D. MCCABE, SR., TRUSTEE
LINDA J. MCCABE, TRUSTEE

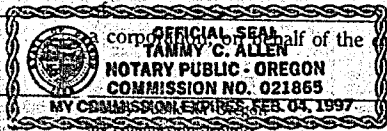
 STATE OF OREGON, County of Klamath)ss.

 The foregoing instrument was acknowledged before me
 this 8th day of February 19 94
 by William D. McCabe and Linda J. McCabe
SR

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____

 Notary Public for Oregon
 My commission expires:


After recording return to:

 MR. AND MRS. WILLIAM D. MCCABE
 2219 WASHBURN WAY
 KLAMATH FALLS, OR 97603
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

 MR. AND MRS. WILLIAM D. MCCABE
 10642 HIGHWAY 140
 KLAMATH FALLS, OR 97603

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

The W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, SAVING AND EXCEPTING therefrom that portion of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ lying Southerly of the O.C. & E. Railroad, and SAVING AND EXCEPTING therefrom that portion of the NW $\frac{1}{4}$ lying Northerly of the Klamath Falls-Lakeview Highway.

The SE $\frac{1}{4}$ NW $\frac{1}{4}$ and all that portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ lying Southerly of the Klamath Falls-Lakeview Highway, and all that portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Northerly of the O.C. & E. Railroad, all in Section 16, Township 39 South, Range 10 East of the Willamette Meridian.

ALSO beginning at the Northeast corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16; thence Southerly to the Northerly line of the right of way of the Oregon, California & Eastern Railway (sometimes referred to as Klamath Falls Municipal Railway); thence Northwesterly along said right of way to the intersection with the South line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 16; thence Easterly along the North line of the said NW $\frac{1}{4}$ SW $\frac{1}{4}$ to the place of beginning, and being that portion of the said NW $\frac{1}{4}$ SW $\frac{1}{4}$ lying Northerly of said Railway right of way.

ALSO a piece or parcel of land in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more fully described as follows: Beginning at the section corner common to Sections 8, 9, 16 and 17 of the said Township and Range; and running thence N. 0°40' E. along the section line between the said Sections 8 and 9, 240 feet, more or less, to the Southwesterly boundary of the right of way of the present Klamath Falls-Lakeview Highway; thence Southeasterly along the said boundary 425 feet, more or less, to its intersection with the section line between the said Sections 9 and 16; thence N. 89°33' W., along the last mentioned section line 357 feet, more or less, to the said point of beginning.

SAVING AND EXCEPTING therefrom that portion conveyed for railroad purposes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 14th day
of Feb A.D., 19 94 at 3:48 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 4903.

FEE \$35.00

Evelyn Biehn, County Clerk

By Caroline Millenore