

K-46442
STATUTORY WARRANTY DEED
 (Individual or Corporation)

JEREMIAH C. O'CONNOR AND COLLEEN M. O'CONNOR

conveys and warrants to JOHN G. PIERCE, Grantor,

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

SEE ATTACHED LEGAL DESCRIPTION

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 \$ 275,000.00 (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 18th day of April 19 94. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Jeremiah C. O'Connor
 JEREMIAH C. O'CONNOR

Colleen M. O'Connor
 COLLEEN M. O'CONNOR

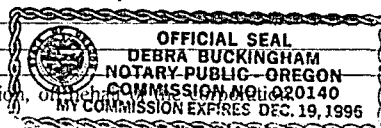
STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me
 this 18th day of April 19 94
 by Jeremiah C. O'Connor and
Colleen M. O'Connor

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

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



Notary Public for Oregon

My commission expires: 12-19-96

Notary Public for Oregon

My commission expires:

After recording return to:

John G. Pierce
 4545 Lower Lake Rd.
 Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

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

John G. Pierce
 4545 Lower Lake Rd.
 Klamath Falls, Oregon 97601

THIS SPACE RESERVED FOR RECORDER'S USE

A tract of land situated in the West Half of Section 35, Township 40 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the centerline of Lower Lake Road, from which the South One Quarter corner of Sec. 34, Twp. 40 S., R. 9, E.W.M., as marked with a brass capped monument, bears South $44^{\circ}10'35''$ West, 4042.97 feet; and the Southwest corner of said Sec. 35, as projected by recorded Survey No. 2397, as filed in the office of the Klamath County Surveyor, bears South $02^{\circ}49'41''$ West 2894.39 feet; thence along the Southwesterly projection of and an existing fence line North $47^{\circ}08'23''$ East, 539.04 feet; thence along an existing fence line, South $68^{\circ}17'25''$ East 505.02 feet; thence along an existing fence line, South $37^{\circ}22'07''$ West 293.15 feet, South $32^{\circ}51'06''$ West 222.84 feet, South $24^{\circ}33'32''$ West, 249.25 feet, South $06^{\circ}07'32''$ West, 213.29 feet, and along said fence line and its projection South $14^{\circ}11'48''$ West, 630.14 feet to a point on the centerline of said Lower Lake Road; thence along said centerline, on the arc of a curve to the right (radius point bears North $52^{\circ}45'37''$ East 1145.92 feet and central angle = $01^{\circ}53'55''$) 37.97 feet, North $35^{\circ}20'28''$ West 1587.30 feet, along the arc of a curve to the left (radius = 1145.92 feet and central angle = $07^{\circ}31'00''$) 150.33 feet, and North $42^{\circ}51'28''$ West 233.23 feet to the point of beginning.

SAVING AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

Beginning at a point from which the Southwest corner of Section 35 bears S. $23^{\circ}46'48''$ W. 2852.17 feet and an irrigation well bears N. $41^{\circ}58'02''$ W. 8.00 feet; thence S. $48^{\circ}01'58''$ W. 8.00 feet; thence N. $41^{\circ}58'02''$ W. 293.33 feet to a point, being N. $41^{\circ}58'02''$ W. 8.03 feet from the point of beginning of the Water Line Easement; thence N. $52^{\circ}37'03''$ E. 152.03 feet; thence N. $39^{\circ}32'12''$ E. 134.12 feet to the Northerly line of Parcel 1 of Minor Land Partition No. 81-121; thence S. $70^{\circ}26'54''$ E. along said line, 17.03 feet; thence S. $39^{\circ}32'12''$ W. 141.77 feet; thence S. $52^{\circ}37'03''$ W. 136.53 feet; thence S. $41^{\circ}58'02''$ E. 276.00 feet; thence S. $48^{\circ}01'58''$ W. 8.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 19th day
of April A.D., 19 94 at 10:32 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 11554
FEE \$35.00
By Evelyn Biehn County Clerk
Pauline Miller