

WARRANTY DEED
MTC 32757-KR

AMERICAN LAND CONSERVANCY, a California corporation
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____
EUGENE J. MC CARTHY and CAROLE J. MC CARTHY, husband and wife, 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:

Parcel 3 of Land Partition 52-93 situated in the NE1/4 of Section 31,
Township 34 South, Range 7 East of the Willamette Meridian, Klamath
County, Oregon.

"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

AND TO DETERMINE ANY

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.
 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 those of

record and those apparent upon the land, if any, as 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.
DE. FOR. 22

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 99,500.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 100.00

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 28 day of April, 19 94; 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.

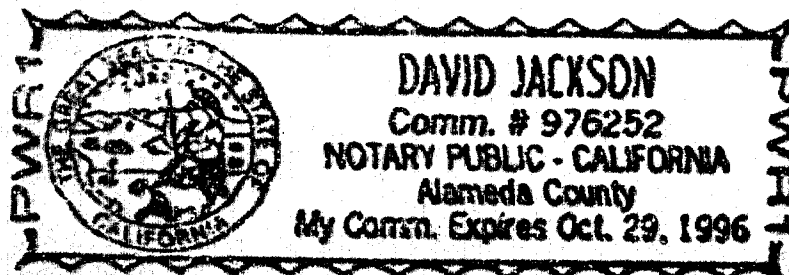
STATE OF OREGON,)
County of _____) ss.
19____

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument
to be _____ De voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:



AMERICAN LAND CONSERVANCY, a California
/corporation

by: Leslie King
LESLIE KING, Secretary

by: LESLEY COFFIN, Asst. Secretary

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this
April, 19 94, by LESLIE KING,
 Secretary ~~XXXXXXXXXX~~, and by LESLEY COFFIN

Assistant secretary of AMERICAN LAND CONSERVANCY
a California corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: (SEAL)

AMERICAN LAND CONSERVANCY
456 MONTGOMERY ST., SUITE 1800
SAN FRANCISCO CA 94104

EUGENE J. MC CARTHY & CAROLE J. MC CARTHY
73277 Helms Rd.
Desert Hot Springs, CA 92241

After recording return to:

EUGENE J. MC CARTHY & CAROLE J. MC CARTHY
73272 Helms Pl.
Desert Hot Springs, CA 92241

NAME ADDRESS ZIP

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

EUGNE J. MC CARTHY & CAROLE J. MC CARTHY
73277 Nelms Rd.
Desert Hot Springs CA 92241

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

MOUNTAIN TITLE COMPANY

12398

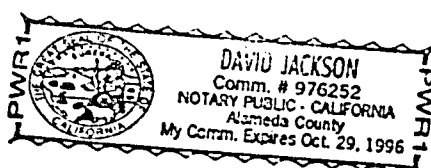
CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Alameda } ss.On 4-22-94
(date)before me, David Jackson
(Notary)personally appeared Leslie King and
Lesley Coffin

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary's Signature David Jackson

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of April A.D., 19 94 at 3:37 o'clock P.M., and duly recorded in Vol. M94 day
of Deeds on Page 12397.

FEE \$35.00

Evelyn Biehn County Clerk
By Pauline Mullendore