

Until a change is requested, all
tax statements should be sent to:

Mac Donald Living Trust
5825 Forest Road
Crescent, Or. 97733

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Glenn C. Perkey and Diane L. Perkey, as tenants by the entirety, hereinafter called grantors, for the consideration hereinafter stated to grantors paid by John Edward Mac Donald and Esther Corrine Mac Donald as trustees of the J. Mac Donald Living Trust dated July 22, 1992, hereinafter called grantee, do hereby grant, bargain, sell and convey unto said grantee and grantee's heirs, successors and assigns, that 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:

The SW1/4 of the NW1/4 and the W1/2 of the SW1/4 of Section 4, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

(Account No. 2508-00400-01600, Key No. 158493, Code No. 051)

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

And said grantors hereby covenant to and with said grantee and grantee's heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions as contained in Warranty Deed wherein Klamath Lumber and Box Co. conveyed to Sidney Troxell, recorded May 4, 1965 in Volume 361, page 245, Deed Records of Klamath County, Oregon, and rerecorded June 14, 1965 in Volume 362, page 284, Deed Records of Klamath County, Oregon to wit:
"This is a correction deed given to correct and modify the mineral reservation in the deed between these same parties which was recorded in Klamath County Deed Book 361 at page 245, Deed Records of Klamath County, Oregon. The reserved mineral rights are to be determined by the provision as above used."
3. An easement created by instrument, subject to the terms and provisions thereof, Dated: March 17, 1979; Recorded March 23, 1979; Volume M79, page 6716, Microfilm Records of Klamath County, Oregon, from John E. MacDonald, et ux, to John M. Schoonover for a 40 foot roadway easement.
4. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Potential Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied.
5. An easement created by instrument, subject to the terms and provisions thereof, Dated December 29, 1992; Recorded December 31, 1992; Volume M92, page 31195, Microfilm Records of Klamath County, Oregon; Grantor, Trustees of the MacDonald Living Trust, Grantee,

Glenn C. Perkey and Diane L. Perkey. (Reference is made to the document for particulars)

And that grantors 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$28,000.00.

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 30.930.

IN WITNESS WHEREOF, grantors have executed this instrument this 10th day of June, 1994.

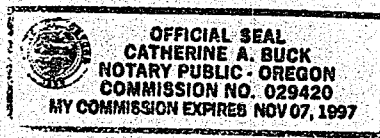
Glenn C. Perkey
Glenn C. Perkey

Diane L. Perkey
Diane L. Perkey

STATE OF OREGON)
County of LAKE) ss.

Be it remembered that on this 10th day of June, 1994 personally appeared before me, a Notary Public in and for said County and State, the above named Glenn C. Perkey and Diane L. Perkey and acknowledged the foregoing instrument to be their voluntary act and deed.

Catherine A. Buck
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/7/97



After recording return to: Land Title Insurance & Escrow Corp
405 North First Street
Lakeview, Oregon 97630

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 15th day of June A.D., 19 94 at 11:40 o'clock A.M., and duly recorded in Vol. M94 of Deeds on Page 18803.

FEE \$35.00

Evelyn Biehn - County Clerk
By *Dorlene N. Henderson*