

KNOW ALL MEN BY THESE PRESENTS, THAT
RONNIE T. HOPSON

hereinafter called the grantor, **HOWARD GRIFFITH and KATHLEEN MC DONALD**, with the rights of survivorship, hereinafter called the grantors, does hereby grant, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the improvements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of **CLATSOP** and State of Oregon, described as follows, to-wit:

MOUNTAIN TITLE COMPANY

"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 OF FOREST PRACTICES AS DEFINED IN ORS 30.930.
To Have and to Hold the sum unto the said grantee and grantees 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.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,900.00

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 individuals.

In Witness Whereof, the grantor has executed his instrument this 1st day of July, 1994, 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 Linn

Personally appeared the above named
RONNIE T. HOPSON

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

Before me: Nelson M. Gatz
Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____
_____ 19____, by _____
_____, president, and by _____
_____, secretary of _____

_____, corporation, or behalf of the corporation.
 Notary Public for Oregon _____
 My commission expires: _____ (SEAL)

RONNEL T. HOPSON
5146 Bristol Ave,
Flometh Falls, N.C. 9760

GRANTOR'S NAME AND ADDRESS
HOWARD GRIFFITH and KAREN MC COMB

2210 Lullaby Way
Beverly Hills, Calif. R 97601

HOWARD GRIFFITH and KAREN MC COMB

3210 Lindley Way
Klamath Falls, OR 97601

HOWARD GRIFFITH and KAREN MC COMB

3310 Reedley Ave
Kamath Falls, OR 97601

STATE OF OREGON, _____ SS.
County of _____
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
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EXHIBIT "A" LEGAL DESCRIPTION

The following real property in Klamath County, Oregon:

A portion of the SE1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1564 feet East of the Southwest corner of the NW1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 380 feet more or less to the North line of Lindley Way; thence East along the North line of Lindley Way 205 feet to the Southeast corner of a tract heretofore conveyed to Carl Runge in Deed Volume 347 at page 427, Klamath County Records, which is the true point of beginning of this description; thence North along the East line of said Runge tract a distance of 100 feet; thence East parallel to the North line of Lindley Way a distance of 70 feet; thence South parallel to the East line of said Runge tract a distance of 100 feet more or less to the North line of Lindley Way; thence West along the North line of Lindley Way a distance of 70 feet more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 6th day
of July A.D. 1994 at 3:15 o'clock P.M., and duly recorded in Vol. M94
of Deeds on page 20967

FEE \$35.00

Evelyn Fiehn County Clerk

By Pauline M. Lindora