

77-34-26-RR
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That T & V CORPORATION, an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELOISE E. FINLEY, RALPH B. FINLEY and ELAINE P. KATZEL, with right of survivorship, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, their heirs, successors and assigns, the certain real property, with the tenements, appurtenances hereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Parcel 2 of Map of Land Partitioned into Sections 22, 23, 25, 26, 27 and 36 of Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; Section 31, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; and Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

and PATRICIA J. MC GUIRE, husband & wife of GLEN J. MC GUIRE, as to an undivided 1/2 interest pursuant to a Joint Venture Agreement dated January 3, 1993

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 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 all those of record and those apparent upon the land, if any, as of 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 240,000.00. However, the actual consideration consists of or includes either property or value given or promised which is the whole or part of the consideration (indicate which). The sentence between the symbol & if not applicable, should be deleted. See ORS 93.030.

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 10th day of January, 1995; 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 _____, 19 ____ ss

Personally appeared the above named _____

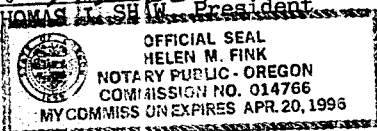
_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: _____

T & V CORPORATION, an Oregon corporation
by: Thomas J. Shaw
THOMAS J. SHAW, President
HMR, an Oregon corporation

by: Thomas J. Shaw
THOMAS J. SHAW, President



STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this January 10th, 1995, by THOMAS J. SHAW, president and by _____ secretary of _____

T & V CORPORATION and HMR, Inc. a Oregon corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: 4/20/96

T & V CORPORATION
2316 S. Sixth Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

ELOISE E. FINLEY et al
c/o Glen J. Mc Guire, 2848 S. Sixth St.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

ELOISE E. FINLEY et al
c/o Glen J. Mc Guire, 2848 S. Sixth St.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

ELOISE E. FINLEY et al
c/o Glen J. Mc Guire, 2848 S. Sixth St.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath
I certify that the within instrument was received for record on the 11th day of Jan, 1995, at 11:22 o'clock A.M., and recorded in book M95 on page 801 or as file/reel number 93502. Record of Deeds of said county. Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
Recording Officer
By Pauline Muenchow Deputy

FEE: \$30.00