



## WARRANTY DEED

ASPEN TITLE #05042929  
 AFTER RECORDING RETURN TO:  
 JAMIE R. & BRENDA L. DUFFY  
 610 N. 11TH STREET  
 KLAMATH FALLS, OREGON 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

DONALD R. GRUENER AND SUSAN E. GRUENER, husband and wife  
 hereinafter called GRANTOR(S), convey(s) to JAMIE R. DUFFY AND  
 BRENDA L. DUFFY, husband and wife hereinafter called GRANTEE(S),  
 all that real property situated in the County of Klamath, State  
 of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
 HEREIN.....

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 30.390."

and covenant(s) that grantor is the owner of the above described  
 property free of all encumbrances except covenants, conditions,  
 restrictions, reservations, rights, rights of way and easements  
 of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$60,000.00.

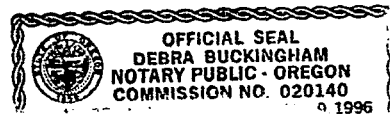
In construing this deed and where the context so requires, the  
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 1st day of March 1995.

Donald R. Gruener  
 DONALD R. GRUENER

Susan E. Gruener  
 SUSAN E. GRUENER

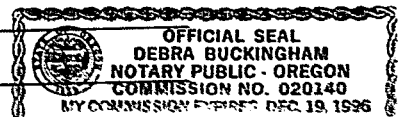
STATE OF OREGON, County of Klamath)ss.



On this 2nd day of March, 1995,

Personally appeared the above named DONALD R. GRUENER AND SUSAN  
 E. GRUENER and acknowledged the foregoing instrument to be their  
 voluntary act and deed.

Before me: Debora Buckingham  
 Notary Public for Oregon  
 My Commission Expires: 12-19-96



The North 48 feet of Lot 1 and all of Lot 2, EXCEPT a portion deeded to United States of America by the Klamath Canal Co., in Block 61, NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

And all the following portion of Lot 1 and 2, Block 61 of NICHOLS ADDITION to the City of Klamath Falls, (formerly Linkville), Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, as follows:

Beginning at the most Easterly corner of said Block 61; thence Northwest along the line of Eleventh Street 72 feet; thence at right angles with Eleventh Street in a Southwesterly direction 69 feet, more or less to the line of the U.S. Government Canal right of way; thence in a Southeasterly direction along the line of said right of way to line of Lincoln (formerly Washington) Street; thence Northeasterly along Lincoln Street, 41.6 feet, more or less to place of beginning.

Tax Acct. No.: 001 - 3809-29DC-5000

Key No.: 370137

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow  
of March 1995 A.D., at 3:42 o'clock P the 8th day  
of Deeds M., and duly recorded in Vol. M95  
on Page 5218

FEE \$35.00

By Bernetha G. Lersch County Clerk  
Bernetha G. Lersch