

Mary Ellen Noakes, Grantor, conveys and warrants to Juanita S. Fairclo, Grantee, an undivided one-half interest in the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit "A"

The true consideration for this conveyance is \$52,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part/the whole of the consideration.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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.

Dated this 24 day of March 24, 1995

Mary Ellen Noakes
Mary Ellen Noakes

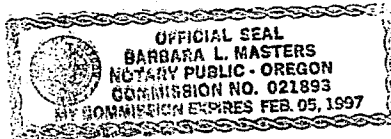
STATE OF OREGON)
) ss.
County of Klamath)

On this 24th day of March, 1995, personally appeared before me the above named Mary Ellen Noakes and acknowledged the foregoing instrument to be her voluntary act and deed.

Barbara L. Masters
Notary Public for Oregon

My commission expires: 2-5-97

Mary Ellen Noakes Grantor
to
Juanita S. Fairclo Grantee



After recording return to:

Donald R. Crane
Attorney at Law
635 Main Street
Klamath Falls, OR 97601

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

Juanita S. Fairclo
6422 Hilyard
Klamath Falls, OR 97603

The following described real property situated in Klamath County, Oregon.

A tract of land situated in the E $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 39 South, Range 9, E.W.M., more particularly described as follows:

Beginning at a point located N. 89°52' W. along the section line common to Sections 1 and 12, Twp. 39 S.R. 9 E.W.M., a distance of 430 feet from the north quarter corner of said Section 12; thence S. 0°22' E. parallel to the east line of the NW $\frac{1}{4}$ of said Section 12 a distance of 408.38 feet; thence N. 89°52' W. parallel to the north line of said Section 12 a distance of 30 feet; thence S. 0°22' E. parallel to said east line of Section 12, a distance of 1065.75 feet; thence S. 42°50' W. a distance of 392.99 feet to the northeasterly right of way line of the O.C.&E. Railroad; thence N. 66°54' W. along the northeasterly right of way line of O.C. & E. Railroad 197.42 feet; thence N. 0°22' W. 1685.88 feet to the north line of Section 12; thence S. 89°52' E. along said section line 480 feet, more or less, to the point of beginning.
Subject to rights of way of record and apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Donald R. Crane the 14th day
of April A.D., 19 95 at 1:11 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 2426.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Pauline Millenore

EXHIBIT "A"