

After recording, mail to: Melvin D. Ferguson, Attorney at Law, 635
Main Street, Klamath Falls, Oregon 97601.

WARRANTY DEED

Melvin D. Ferguson, Conservator for Donald Webster Knoke, Jr. under Klamath County Circuit Court Case No. 78-43G, per court order of November 16, 1994, Grantor, conveys and warrants to Donald Webster Knoke, Jr., Grantee, the following described real property located in Klamath County, Oregon, to-wit:

The West one-half of Lot 9 in Block 1, of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, excepting therefrom the North 5 feet thereof, conveyed to Klamath County for road purposes by instrument recorded June 25, 1965, in Volume 362, page 462, Microfilm Records of Klamath County, Oregon

more commonly known as 3104 Crosby Street, Klamath Falls, Oregon.

SUBJECT TO AND EXCEPTING RESERVATIONS, RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT UPON THE LAND.

There is no consideration for this conveyance. It is made pursuant to court order transferring property to Grantee upon reaching the age of majority.

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 PERSONS 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.

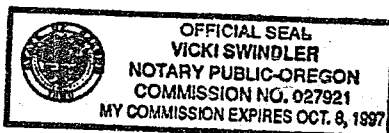
Dated this 18th day of April, 1995.

GRANTOR

Melvin D. Ferguson, Conservator
Melvin D. Ferguson, Conservator

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Melvin D. Ferguson, Conservator and acknowledged the foregoing instrument to be his voluntary act. Before me this 18 day of April, 1995.



Vicki Swindler
Notary Public for Oregon
My Commission Expires:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Melvin Ferguson the 18th day of April A.D., 19 95 at 3:01 o'clock P M., and duly recorded in Vol. 145 of Deeds on Page 9743

FEE \$30.00

By Bernetha G. Leisch County Clerk