

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

JEFFREY WAYNE MC CONNELL, SR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

DIANA G. KNIGHT

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The NE1/4 of Section 2, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the SE1/4 SE1/4 NE1/4 of said Section 2. SUBJECT TO: A TRUST DEED recorded in Volume M92, page 16972, in the Microfilm Records of Klamath County, Oregon wherein the beneficiary is Jim Fend. THE GRANTOR HEREIN AGREES TO PAY THIS OBLIGATION IN FULL AND TO HOLD THE GRANTEE HEREIN HARMLESS THEREFROM. And SUBJECT TO: Real Property Taxes for the fiscal year 1994-1995. THE GRANTEE HEREIN AGREES TO Assume and pay these taxes in full.

2d1-002-100

"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 those of record and those apparent upon the land, if any, as 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 \$ 15,000.00

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 to individuals.

In Witness Whereof, the grantor has executed this instrument this 10 day of April, 19 95; 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, California)
County of Humboldt) ss.
April 10, 19 95

JEFFREY WAYNE MC CONNELL, SR

Jeffrey Wayne McConnell, Sr.

Personally appeared the above named
JEFFREY WAYNE MC CONNELL, SR

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

Before me:

Joyce Johnson
Notary Public for Oregon/California
My commission expires: 9/29/97

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19 _____, by _____,

_____, president, and by _____,

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of April, 19 95, at 3:50 o'clock P M., and recorded in book M95 on page 9783 or as file/reel number 98561, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

Bernetha G. Letsch
Recording Officer
Deputy

FEE:\$30.00