

MTC 35479MS

JAMES G. CLARK,

Grantor(s) hereby grant, bargain, sell and convey to  
JOHN F. LE FEVER and DEBORAH A. LE FEVER, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 20,800.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 7952, KLAMATH FALLS, OR 97602

Dated this 20th day of June, 19 95

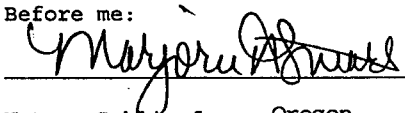
  
JAMES G. CLARK

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 20 19 95  
COUNTY OF Klamath

Personally appeared the above named James G. Clarkand acknowledged the foregoing instrument to be his voluntary act.

Before me:

  
Notary Public for OregonMy commission expires 12/20/98

(seal)

Return to:

JOHN F. LE FEVER  
P.O. BOX 7952  
KLAMATH FALLS, OR 97602

EXHIBIT "A"  
LEGAL DESCRIPTION

Lots 1 through 7 inclusive, and Lot 16 of vacated Block 21 and vacated Blocks 22, 23, 24, 25 and Lots 1 through 8 inclusive and the W1/2 of Lots 9 through 16 inclusive of Block 26 of WORDEN TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the E1/2 of Lots 6 through 13 inclusive, Block 24 and the E1/2 of Lots 9 through 16 inclusive, Block 25, together with vacated streets and alleys which inurred thereto.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 21st day  
of June A.D., 19 95 at 3:13 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 16305.

FEE \$35.00

By Bernetha G. Lisch County Clerk