



## WARRANTY DEED

ASPEN TITLE #05043314

AFTER RECORDING RETURN TO:  
 GENE KEOUGH  
 6050 CLIMAX AVE.  
KLAMATH FALLS, OREGON 97603

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

MILDRED J. FISHER COLVIN AND MONA M. <sup>mb</sup>BARNES \*\*hereinafter called  
 GRANTOR(S), convey(s) to GENE KEOUGH hereinafter called  
 GRANTEE(S), all that real property situated in the County of  
 KLAMATH, State of Oregon, described as:

\*\* WHO TOOK TITLE AS MONA M. LEAVITT

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

gk. "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, contracts and/or  
 liens for irrigation and/or drainage, 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  
 \$35,000.00.

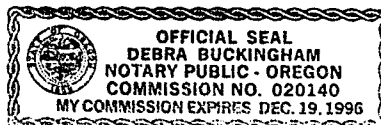
In construing this deed and where the context so requires, the  
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 14TH day of JUNE 1995.

Mildred J. Fisher Colvin  
 MILDRED J. FISHER COLVIN

Mona M. Barnes  
 MONA M. LEAVITT

STATE OF OREGON                    )  
                                           ) ss.  
 County of KLAMATH                )



The foregoing instrument was acknowledged before me this 27th  
 day of JUNE, 1995, by MILDRED J. FISHER COLVIN AND MONA M.  
 LEAVITT.

Before me: Debra Buckingham  
 Notary Public for OREGON  
 My Commission Expires: 12-19-96

## EXHIBIT "A"

A parcel of property located in the SW 1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 1055 feet East and 1122.6 feet North of an iron pin marking the Southwest corner of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center line of said Highway; thence East 205 feet, to a point on the West right of way line of Patterson Street; thence North, along said right of way line, 74.90 feet to the intersection of said right of way line and the South right of way line of Climax Avenue; thence West, along said right of way line, 205 feet; thence South 74.90 feet to the point of beginning.

CODE 43 MAP 3909-1BC TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 27th day  
of June A.D., 19 95 at 3:33 o'clock P. M., and duly recorded in Vol. M95  
of Deeds on Page 16851.

Bernetha G. Letsch County Clerk

By

Annette Mueller

FEE \$35.00