

MTC 35628 MK

WARRANTY DEED

RICHARD W. GRAHAM,

Grantor(s) hereby grant, bargain, sell and convey to
ALLAN C. KLUS and IRENE R. KLUS, 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:

That portion of the SW1/4 SW1/4, and the W1/2 SE1/4 SW1/4 lying East of
 Crater Lake Highway 62 of Section 1, Township 34 South, Range 7 1/2 East
 of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING
 any portion lying within any roads or highways.

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 \$ 125,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 4785 ONYX DRIVE, KLAMATH FALLS, OR 97603

Dated this 26th day of June, 1995

Richard W. Graham
 RICHARD W. GRAHAM

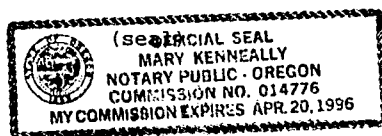
State of Oregon

County of Klamath

The foregoing instrument was acknowledged before me this June 26, 1995,
 12XXXXXX by Richard W. Graham, ~~XX~~
~~XX~~
~~XX~~

WITNESS My hand and official seal.

Mary Kenneally
 Notary Public for Oregon
 My Commission expires: 4/20/96



Return to:

ALLAN C. KLUS
 4785 ONYX DRIVE
 KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 30th day
 of June A.D. 19 95 at 3:43 o'clock PM., and duly recorded in Vol. M95
 of Deeds on Page 17183.

FEE \$30.00

Bernetha G. Letsch County Clerk

By Annelle Mueller