

UTC 35678 DS

WARRANTY DEED

ROLLIE H. KNAGGS and FRAN A. KNAGGS, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to
 JAMES C. MC CLELLAN and MARY H. MC CLELLAN, 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:

The Westerly 210 feet of the Southerly 175 feet of Lot 1, Block 2 of
 Tract No. 1080, WASHBURN PARK, according to the official plat thereof on
 file in the office of the County Clerk of Klamath County, Oregon.

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 \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 2451 Berkeley St. - Klamath Falls, OR 97601

Dated this 10 day of 7, 1995

Rollie H. Knaggs
 ROLLIE H. KNAGGS

Fran A. Knaggs
 FRAN A. KNAGGS

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

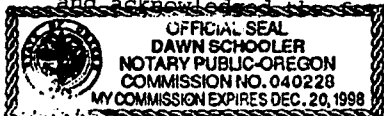
COUNTY OF KLAMATH

SS.

JULY 10

19 95

Personally appeared the above named Rollie H. Knaggs & Fran A. Knaggs
 and acknowledged this foregoing instrument to be their voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

JAMES C. MC CLELLAN

2451 Berkeley St

Klamath Falls OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 14th day
 of July A.D., 19 95 at 3:50 o'clock P M., and duly recorded in Vol. M95
 of Deeds on Page 18306

FEE \$30.00

By Bernetha G. Lutsch, County Clerk