

MTC 356731F

DONNA L. WESTROM,

Grantor(s) hereby grant, bargain, sell and convey to
RON R. COOPER, an unmarried man,

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 \$ 63,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5245 WALTON DRIVE, KLAMATH FALLS, OR 97603

Dated this 25TH day of July, 1995

Donna L. Westrom
DONNA L. WESTROM

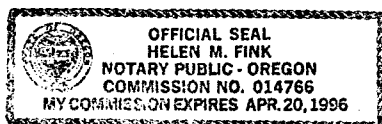
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 7/25 19 95

COUNTY OF Klamath

Personally appeared the above named Donna L. Westrom

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Nelson M. Link

Notary Public for Oregon

My commission expires 4/20/96

Return to:

RON R. COOPER
5245 WALTON DRIVE
KLAMATH FALLS, OR 97603

07-31-95A10:45 RCVD

EXHIBIT "A"
LEGAL DESCRIPTION

Those portions of Lot 1 and 2A of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies South 43 degrees 30' East a distance of 93.8 feet from the most Westerly corner of said Lot 2A; thence North 33 degrees 37' East 129.03 feet to an iron pipe; thence North 43 degrees 30' West 25.0 feet to an iron pin; thence North 16 degrees 35' East 78.0 feet to a fence corner; thence North 66 degrees 40' West along a fence 65.8 feet to an iron pipe; thence South 28 degrees 58' West 175.8 feet to an iron pipe; thence South 43 degrees 30' East 100 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 31st day
of July A.D., 19 95 at 10:45 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 19864.

FEE \$35.00

By Bernetha G. Letch County Clerk