

WAYNE A. CONNORS and PAMELA J. CONNORS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to TIMOTHY M. STARNES and ROSE MARIE STARNES, 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:

Lot 4, LAKE RIDGE PARK, Tract 1291, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an appurtenant 30 foot access and utility easement dated November 1, 1993 and recorded November 4, 1993 in Volume M93 at page 29109, Microfilm records 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 \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5101 ANKENY ST., KLAMATH FALLS, OR 97603

Dated this 9th day of August, 19 95

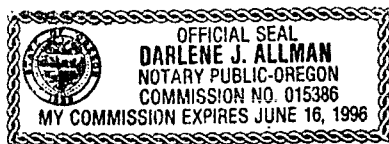
Wayne A. Connors  
WAYNE A. CONNORS

Pamela J. Connors by Wayne A. Connors  
PAMELA J. CONNORS *att. in fact*

#### NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. Aug 9 19 95  
COUNTY OF Klamath

Personally appeared the above named Wayne A. Connors, individually and as attorney in fact for Pamela J. Connors and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Darlene J. Allman

Notary Public for \_\_\_\_\_

My commission expires \_\_\_\_\_

(seal)

Return to:

TIMOTHY M. STARNES  
5101 ANKENY ST.  
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 9th day of Aug A.D., 19 95 at 11:05 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 21140.

FEE

\$30.00

Bernetha G. Letsch, County Clerk  
By Darlene J. Allman