

MTC 35973 ms

WARRANTY DEED

MAE Y. FRAZIER,

Grantor(s) hereby grant, bargain, sell and convey to
STEPHEN M. ARMANTROUT and ANDREA C. ARMANTROUT, 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:

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 \$ 48,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 10835 WEST LANGELELL VALLEY ROAD, BONANZA, OR 97623

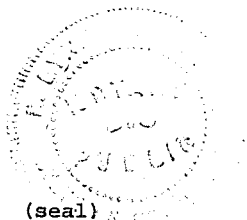
Dated this 16th day of August, 1995

Mae Y. Frazier
MAE Y. FRAZIER

NOTARY ACKNOWLEDGEMENT

STATE OF New Mexico SS. 551-56-9574 19 95
COUNTY OF Los Alamos

Personally appeared the above named Mae Y Frazier
and acknowledged the foregoing instrument to be 1 voluntary act.



Before me:

R. Lynn Daughton
Notary Public for New Mexico

My commission expires 2-17-99

Return to:

STEPHEN M. ARMANTROUT
10835 WEST LANGELELL VALLEY ROAD
BONANZA, OR 97623

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 of the NW1/4 of Section 4, Township 40 South, Range 13 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8" inch iron pin on the center stripe of the County Road from which the West 1/4 corner of said Section 4 bears South 39 degrees 59' 14" West 744.86 feet; thence North 01 degrees 14' 35" East, along an existing fence and its Southerly extension, 207.18 feet to an existing fence corner; thence North 89 degrees 19' 39" East, along an existing fence, 150.91 feet to an existing fence corner; thence South 01 degrees 48' 00" West, along an existing fence and its Southerly extension, 360.78 feet to a 5/8 inch iron pin on the center stripe of said County Road; thence North 43 degrees 31' 14" West 209.21 feet to the point of beginning.

4013-30

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 18th day
of August A.D., 19 95 at 3:37 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 22077.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller