



WARRANTY DEED

#01043646

AFTER RECORDING RETURN TO:

BIBLE BAPTIST CHURCH, AN OREGON NON-PROFIT CORPORATION

4849 So. 6th St.
Klamath Falls, OR. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

ESTILL B. MCDOWELL and JUDITH M. MCDOWELL, husband and wife,
 hereinafter called GRANTOR(S), convey(s) to BIBLE BAPTIST
 CHURCH, an OREGON NON-PROFIT CORPORATION, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
 HEREIN.....

"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 30.390."

And covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land, and will warrant
 and defend the same against all persons who may lawfully claim
 the same, except as shown above.

The true and actual consideration for this transfer is
 \$75,000.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 30th day of August, 1995.

Estill B. McDowell
 ESTILL B. MCDOWELL

Judith M. McDowell
 JUDITH M. MCDOWELL

STATE OF OREGON, County of Klamath)ss.

On this 30th day of August, 1995,
 Personally appeared the above named ESTILL B. MCDOWELL and
 JUDITH M. MCDOWELL and acknowledged the foregoing instrument to
 be their voluntary act and deed.

Before me: Marlene T. Addington
 Notary Public for Oregon
 My Commission Expires: 3-22-97

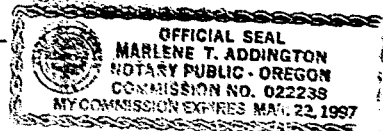


EXHIBIT "A"

The following described parcel of land situate in the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is 1045 feet East of the Southwest corner of the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence North 155 feet; thence West 60 feet; thence North 390 feet; thence East 80 feet; thence South 325 feet; thence East 8 feet; thence South 65 feet; thence West 10 feet; thence South 155 feet; thence West 18 feet to the point of beginning, being a portion of the SE 1/4 NW 1/4 of said Section 2, Township 39 South, Range 9 East of the Willamette Meridian, LESS portion thereof contained in the right of way of the Dalles-California Highway.

EXCEPTING THEREFROM that portion of the above described property granted to the State of Oregon by and through its State Highway Commission in deed recorded October 12, 1964 in Book 356 at Page 605, Deed Records of Klamath County, Oregon.

CODE 41 MAP 3909-28D TL 3500

GRANTORS RESERVE for themselves, their heirs, successors, assigns and tenants, an exclusive private easement for parking purposes on the following described parcel of land. Grantors shall have the right at their discretion and cost to maintain, repair or resurface said private parking easement.

Parking Easement described as follows:

The following described parcel of land situate in the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is 1045 feet East of the Southwest corner of the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence North 155 feet; thence West 60 feet to the point of beginning; thence North 35 feet; thence East 60 feet; thence South 35 feet; thence West 60 feet to the point of beginning, being a portion of the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, LESS portion thereof contained in the right of way of the Dalles-California Highway.

GRANTORS FURTHER RESERVE for themselves, individually, their heirs, successors, assigns and tenants, a non-exclusive easement for road purposes over and across the following described parcel of land:

A non-exclusive easement for road purposes over and across the following described parcel of land: Beginning at a point in the Northerly line of South Sixth Street which is 1045 feet East and 30 feet North of the Southwest corner of the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; running thence North 160 feet; thence East 18 feet; thence South 160 feet; thence West 18 feet to the true point of

beginning.

Said easements are for the benefit of the following described property:

A portion of the SE 1/4 NW 1/4 Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the South line of the SE 1/4 NW 1/4, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, 985 feet East of the Southwest corner of said SE 1/4 NW 1/4, Section 2; thence East 60 feet; thence North 155 feet; thence West 60 feet; thence South 155 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM that portion thereof lying within the right of way of the Dalles-California Highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 13th day
of September A.D., 19 95 at 3:01 o'clock p. M., and duly recorded in Vol. M95
of Deeds on Page 24794.

By Bernetha G. Letsch, County Clerk
Annette Mueller

FEE \$40.00