

WARRANTY DEED

Vol. 1795 Page 24843

MTC 36089HF

WILLIAM D. KEESEE, AS TO AN UNDIVIDED 1/3 INTEREST, JERRY L. KEESEE, AS TO AN UNDIVIDED 1/3 INTEREST AND ROBERT D. KEESEE, TRUSTEE OF THE ROBERT D. KEESEE LOVING TRUST AS TO AN UNDIVIDED 1/3 INTEREST, Grantor(s) hereby grant, bargain, sell and convey to ESTILL B. MC DOWELL and JUDITH M. MC DOWELL, 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 \$ 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6513 APPALOOSA CT, KLAMATH FALLS, OR 97603

Dated this 30th day of August, 1995

William D. Keesee 8-30-95
WILLIAM D. KEESEE

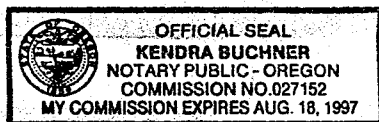
STATE OF OREGON,)
) SS.
COUNTY OF Douglas)

BE IT REMEMBERED, That on this 30th day of August, 19 95, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named

William D. Keesee

known to me to be the identical individual he described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written



Kendra Buchner
Notary Public for Oregon

My Commission expires 8-18-97

N-65 11-87

Before me:

Notary Public for _____

My commission expires _____

(seal)

Return to:

ESTILL B. MC DOWELL
6513 APPALOOSA CT
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South boundary line of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East, Willamette Meridian, 905 feet East of the Southwest corner of said SE1/4 NW1/4 of said Section 2; thence East 80 feet along the South boundary of said Section 2; thence North 545 feet to a point; thence West 80 feet to a point; thence South 545 feet to the point of beginning, EXCEPTING that portion awarded to the State of Oregon, by and through its State Highway Commission, by decree entered March 19, 1965, Case No. 64-24 L in the Circuit Court of the State of Oregon for Klamath County.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 13th day
of Sept A.D., 19 95 at 3:14 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 24843.

Bernetha G. Letsch, County Clerk

By Annette Mueller

FEE \$35.00