

8493

WARRANTY DEED

ATC #04043822

DAVID W. GINTER,
Grantor(s) hereby grant, bargain, sell and convey
D. KEITH MONFORT and MARGARET S. MONFORT, 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 \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2675 CENTRAL BLVD, EUGENE, OR 97403

Dated this 27th day of OCT., 1995

David W. Ginter
DAVID W. GINTER

NOTARY ACKNOWLEDGEMENT

STATE OF Washington ss. 10/27 19 95
COUNTY OF Clark
Personally appeared the above named David W. Ginter

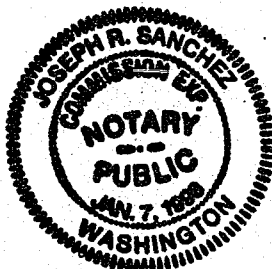
and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Joseph R. Sanchez
Notary Public for

My commission expires 1/7/98

(seal)



Return to:

D. KEITH MONFORT
2675 CENTRAL BLVD
EUGENE, OR 97403

EXHIBIT "A"

A tract of land situated in the NW 1/4 of the SE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron rod on the East line of the NE 1/4 NW 1/4 SE 1/4 of Section 18, said iron rod being South thereon a distance of 240.0 feet, more or less, from an iron rod marking the Southeast corner of the SE 1/4 SW 1/4 NE 1/4 of said Section 18; thence West a distance of 371.55 feet, more or less, to an iron rod; thence continuing West along this line a distance of 97.0 feet, more or less, to the margin of Crescent Creek; thence continuing West along this line a distance of 15.0 feet, more or less, to the centerline of said creek; thence Northwesterly along the centerline of said creek to the intersection of said centerline with a line running East parallel to and 120.0 feet, more or less, North of the line of beginning; thence East a distance of 15.0 feet, more or less, to the margin of Crescent Creek; thence East along this line a distance of 85.0 feet, more or less, to an iron rod; thence continuing East along this line a distance of 460.0 feet, more or less, to an iron rod situated on the East line of the NE 1/4 NW 1/4 SE 1/4 of Section 18; thence South along this line a distance of 120.0 feet, more or less, to the point of beginning.

CODE 205 MAP 2407-18DO TL 3200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 31st day
of October A.D., 19 95 at 3:51 o'clock P M., and duly recorded in Vol. 195,
of Deeds on Page 29815.

FEE \$35.00

By Annette Mueller
Bernetha G. Letsch, County Clerk