

8611

11-02-95P03:51 RCVD

MTC 36584MS

WARRANTY DEED Vol. m95 Page 30108

JEFFREY D. OATES,

Grantor(s) hereby grant, bargain, sell and convey
 JEFFREY D. OATES and RANDI J. OATES, 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 \$.-0- (document being
 recorded to add wife to title)
 Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 7979 HARPOLD ROAD, BONANZA, OR 97623

Dated this 27 day of Oct, 1995

Jeffrey D. Oates
 JEFFREY D. OATES

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF Klamath

SS.

October 27 1995

Personally appeared the above named

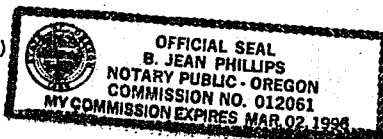
Jeffrey D. Oates

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Notary Public for OregonMy commission expires 3-2-96

(seal)



Return to:

JEFFREY D. OATES
 7979 HARPOLD ROAD
 BONANZA, OR 97623

EXHIBIT "A"
LEGAL DESCRIPTION

30109

A parcel of land situate in the W1/2 of the SE1/4 of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 880 feet North of the Southeast corner of the W1/2 SE1/4 of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, thence Northerly 300 feet; thence Westerly 869 feet to the East boundary of Harpold Road; thence Southerly along the East boundary of Harpold Road 300 feet; thence Easterly 875 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 2nd day
of November A.D., 19 95 at 3:51 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 30108.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller