

## WARRANTY DEED

MTC 36337ms

OLIVER R. SPIRES,

Grantor(s) hereby grant, bargain, sell and convey  
 ROBERT RICHARD RUSSELL and LINDA JANE RUSSELL, 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

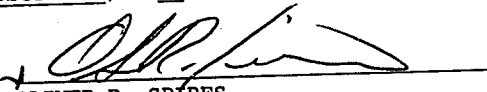
SUBJECT TO: all those items of record and those apparent upon the land, if  
 any, as of the date of this deed and those shown below, if any:  
 and the grantor will warrant and forever defend the said premises and every  
 part and parcel thereof against the lawful claims and demands of all persons  
 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 \$ 105,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 3100 Burrell Road, Medford, OR 97501-9510

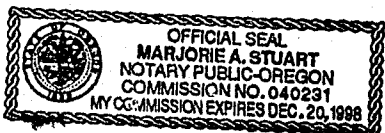
Dated this 27th day of October, 1995

  
 OLIVER R. SPIRES

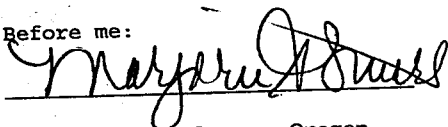
## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. October 27 19 95  
 COUNTY OF Klamath  
 Personally appeared the above named Oliver R. Spires

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

  
 Notary Public for Oregon

My commission expires 12-20-98

(seal)

Return to:  
 R. Richard Russell  
 3100 Burrell Road  
 Medford, OR 97501-9510

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the SE1/4 of Section 23 and the SW1/4 of Section 24 and the N1/2 of Section 25, and the N1/2 of Section 26, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; as shown in the Recorded Survey No. 2650 on file in the office of the County Surveyor of Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the Easterly right-of-way line of Swan Lake Road being a corner of said parcel from which the section corner common to Sections 23, 24, 25 and 26, marked by a 5/8" iron rod, bears North 51 degrees 02' East, 1132.2 feet; thence North 65 degrees 46' East, 660.00 feet to a 5/8" iron rod; thence parallel to the said right-of-way line North 24 degrees 14' West, 803.37 feet to a 5/8" iron rod; thence North 65 degrees 46' East 660.00 feet to a 5/8" iron rod; thence parallel to the said right-of-way line South 24 degrees 14' East 2092.77 feet to a 5/8" iron rod; thence South 65 degrees 46' West, 1320.00 feet to a 5/8" iron rod on the said right-of-way line; thence North 24 degrees 14' West 1289.40 feet, along the said right-of-way line, to the point of beginning.

The basis of bearing is a Solar observation.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 21st day  
of November A.D., 19 95 at 10:56 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 31805.

Bernetha G. Letsch, County Clerk

By Annette Mueller

FEE \$35.00