

MTC 36633 HF

WARRANTY DEED

BENEFICIAL OREGON INC., D/B/A BENEFICIAL MORTGAGE CO.,
Grantor(s) hereby grant, bargain, sell and convey
LAYNE P. DAVIS and RONALD E. DAVIS, with the rights of survivorship,
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 \$ 44,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 13555 TINGLEY LANE KF OR 97603

Dated this 29th day of November, 1995.

Beneficial Oregon Inc ^{by} Elizabeth Watson,
BENEFICIAL OREGON, INC. manager

STATE OF OREGON, County of Jackson) ss.

This instrument was acknowledged before me on 11/29, 1995

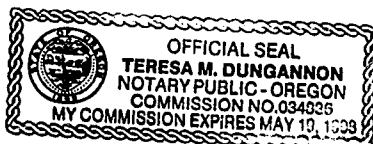
by Elizabeth Watson

as Manager

of Beneficial Oregon Inc

Notary Public of Oregon

My commission expires May 19, 1998



Return to:

LAYNE P. DAVIS

13555 TINGLEY LANE
KLAMATH FALLS, OR 97603

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in Government Lot 26, Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located South a distance of 644 feet and West a distance of 201 feet from the Northeast corner of said Government Lot 26, said beginning point being on the North boundary of a farm access lane; thence North a distance of 150 feet to an iron pin; thence West a distance of 203.5 feet to an iron pin on the Easterly boundary of the County Road; thence South 25 degrees 55' East along the Easterly boundary of the County Road a distance of 168 feet to an iron pin on the North boundary of a farm access lane; thence North 89 degrees 31' East along the North boundary of a farm access lane a distance of 130 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 30th day
of November A.D., 19 95 at 3:47 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 32757.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller