

MTC 36440 MS

JOSEPH M. DURRELL,

Grantor(s) hereby grant, bargain, sell and convey

GLEN MC GUIRE,

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 \$ 700.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2848 S. SIXTH STREET, KLAMATH FALLS, OR 97603

Dated this 20 day of NOVEMBER, 1995.

Joseph M. Durrell
 JOSEPH M. DURRELL

NOTARY ACKNOWLEDGEMENT

STATE OF WASHINGTONCOUNTY OF BENTONSS. NOVEMBER 20 19 95

Personally appeared the above named JOSEPH M. DURRELL

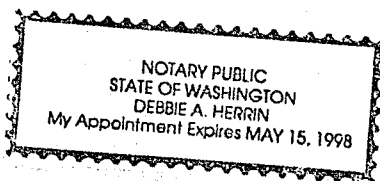
and acknowledged the foregoing instrument to be HIS voluntary act.

Before me:

Debbie A. Herrin
 DEBBIE A. HERRIN

Notary Public for BENTON COUNTYMy commission expires 5/15/98

(seal)



Return to:

GLEN MC GUIRE

2848 S. SIXTH STREET

KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

32888

A portion of Lots 3 and 4, Block 57, NICHOLS ADDITION to the City of Klamath Falls,
more particularly described as follows:

Beginning at the most Westerly corner of Lot 4 of said Block 57; thence
Northeasterly at right angles to 10th Street 80 feet to a point; thence
Southeasterly parallel with 10th Street 40 feet to a point; thence Southwesterly
at right angles to 10th Street 80 feet to a point; thence Northwesterly along the
Easterly line of 10th Street 40 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
of December A.D., 19 95 at 11:43 o'clock A M., and duly recorded in Vol. M95 the First day
of Deeds on Page 32787

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller