

WARRANTY DEED

MTG 36720WS
 MARY M. MATNEY, TRUSTEE UNDER DECLARATION OF TRUST DATED MARCH 21, 1990,
 Grantor(s) hereby grant, bargain, sell and convey
 WILLIAM D. HERMANN and KATHLEEN L. HERMANN, 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 \$ 33,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 4220 BRYANT AVENUE, KLAMATH FALLS, OR 97603

Dated this 8th day of December, 1995

Mary M. Matney
 MARY M. MATNEY, TRUSTEE

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. December 8 19 95
 COUNTY OF Klamath
 Personally appeared the above named Mary M. Matney, Trustee

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Marjorie Stuart

Notary Public for Oregon

My commission expires 12-20-98

Return to:

WILLIAM D. HERMANN
 4220 BRYANT AVENUE
 KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northeast corner of Lot 12, Block 3, PLEASANT VIEW TRACTS, and running thence West along the North line of said Lot a distance of 113.0 feet to the point of beginning; thence South 95.0 feet; thence West, along the South line of Lots 12 and 13, a distance of 103.0 feet, more or less to the Easterly line of the existing drain ditch; thence Northeasterly along the Easterly line of said drain ditch to where said ditch intersects the North line of Lot 13, thence East 97.0 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 8th day
of December A.D., 19 95 at 3:18 o'clock P M., and duly recorded in Vol. M95]
of Deeds on Page 33623.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
C. Russell