

MTC35686MK
WARRANTY DEED
 KNOW ALL MEN BY THESE PRESENTS, That
DEBBIE KAY MC DONALD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WESTERN HOMES, INC., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTIONS ON EXHIBIT "A" WHICH IS MADE A PART
 HEREOF BY THIS REFERENCE.

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple, and the above granted premises, free from all encumbrances except as set forth on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 41,000.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which): (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of October, 19 95; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
 County of Klamath) ss.
 October 9, 19 95

Debbie Kay McDonald
 DEBBIE KAY MC DONALD

Personally appeared the above named _____

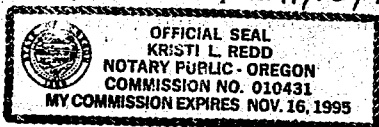
DEBBIE KAY MC DONALD

_____ and acknowledged the foregoing instrument to be _____ her _____ voluntary act and deed.

Before me:

Kristi L. Redd
 Notary Public for Oregon

My commission expires: 11/16/95



STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19 _____, by _____,

_____, president, and by _____,

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____

(SEAL)

DEBBIE KAY MC DONALD

P.O. Box 1917

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

WESTERN HOMES, INC.

6707 S. Sixth Street

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

FIDELITY MORTGAGE SERVICES #2539

PO BOX 141

SALEM OR 97308

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

WESTERN HOMES, INC.

6707 S. Sixth Street

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was

received for record on the _____

day of _____, 19 _____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____,

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Recording Officer

By _____ Deputy

SUBJECT TO:

1. Real Estate Contract, subject to the terms and provisions thereof,
 Dated: September 6, 1978
 Recorded: September 7, 1978
 Volume: M78, page 19754, Microfilm Records of Klamath County, Oregon
 Vendor: Richard L. Thurber and Sally L. Thurber, husband and wife
 Vendee: Marc R. Williams and Carol J. Williams, husband and wife

The Vendors interest in said Real Estate Contract was assigned by Assignment of Contract;
 Dated: December 31, 1979
 Recorded: December 31, 1979
 Volume: M79, page 29938, Microfilm Records of Klamath County, Oregon

and conveyed by Warranty Deed;
 Dated: December 31, 1979
 Recorded: December 31, 1979
 Volume: M79, page 29936, Microfilm Records of Klamath County, Oregon
 From: Richard L. Thurber and Sally L. Thurber
 To: Pacific West Mortgage Co., an Oregon corporation

The Vendors interest in said Real Estate Contract was assigned by Assignment of Contract;
 Dated: February 11, 1980
 Recorded: February 12, 1980
 Volume: M80, page 2776, Microfilm Records of Klamath County, Oregon

and conveyed by Warranty Deed;

Dated: February 11, 1980

Recorded: February 12, 1980

Volume: M80, page 2774, Microfilm records of Klamath County, Oregon
 From: Pacific West Mortgage Co., an Oregon corporation
 To: Ivan Menke

The Vendees interest in said Real Estate Contract was assigned by Assignment of Contract;
 Dated: December 16, 1985
 Recorded: December 17, 1985
 Volume: M85, page 20523, Microfilm Records of Klamath County, Oregon

and conveyed by Warranty Deed;

Dated: December 16, 1985

Recorded: December 17, 1985

Volume: M85, page 20524, Microfilm Records of Klamath County, Oregon
 Grantor: Marc R. Williams and Carol J. Williams, husband and wife
 Grantee: Dennis R. McDonald and Debbie K. McDonald, husband and wife

The Vendors interest in said Real Estate Contract was assigned by Assignment of Contract;
 Dated: November 3, 1986
 Recorded: December 11, 1986
 Volume: M86, page 22829, Microfilm Records of Klamath County, Oregon
 From: Ivan Menke
 To: Ivan Menke and Lena Menke

The Vendors interest in said Real Estate Contract was assigned by Assignment of Contract;
 Dated: November 22, 1988
 Recorded: December 12, 1988
 Volume: M88, page 21100, Microfilm Records of Klamath County, Oregon

and conveyed by Warranty Deed;

Dated: December 6, 1988

Recorded: December 12, 1988

Volume: M88, page 21104, Microfilm Records of Klamath County, Oregon
 From: Lena Menke and Ivan Menke
 To: Ivan Menke and Beverley Govro, Trustees under REvocable Trust Agreement

The effect of a Warranty Deed, subject to the terms and provisions thereof;
 Dated: November 14, 1990

Recorded: November 15, 1990

Volume: M90, page 22820, Microfilm Records of Klamath County, Oregon
 From: Dennis Ray McDonald and Debbie Kay McDonald
 To: Debbie Kay McDonald

The Grantees named on the reverse side of this deed hereby agree to assume and pay in full the Vendees interest of the above described Real Estate Contract.

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The Southwesterly 58 feet of the Southeasterly 40 feet of Lot 5, Block 60 NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 5, Block 60, NICHOLS ADDITION; thence Northeasterly along the line between Lots 4 and 5 in Block 60, 58 feet; thence Northwesterly at right angles to the line between Lots 4 and 5, 40 feet; thence Southwesterly at right angles to 11th Street; 58 feet to the Northeasterly boundary line of 11th Street; thence Southeasterly along the Northeasterly boundary line of 11th Street, 40 feet to the point of beginning.

PARCEL 2:

The Northeasterly 72 feet of the Southeasterly 40 feet of Lots 5 and 6, Block 60, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of said Lot 5, which point bears North 38 degrees 56' East 58 feet from the most Southerly corner of said Lot 5; thence North 38 degrees 56' East along the Southeasterly line of Lots 5 and 6 in said Block 60, 72 feet; to the most Easterly corner of Lot 6; thence North 51 degrees 04' West along the line between Lots 6 and 7, 40 feet; thence South 38 degrees 56' West parallel to the Southeasterly line of Lots 5 and 6, 72 feet; thence South 51 degrees 04' East parallel to the line between Lots 6 and 7, 40 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 11 day
of Dec. A.D., 19 95 at 11:00 o'clock A. M., and duly recorded in Vol. M95,
of Deeds on Page 33685.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
[Signature]