

MTC 369900S

WARRANTY DEED

MARGARET R. WENNEIS, WHO ACQUIRED TITLE AS MARGARET W. BRENNAN, Grantor(s) hereby grant, bargain, sell and convey to WILLIAM R. TRANSUE and CORRINE R. TRANSUE, as tenants by the entirety, 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 \$ 250,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 23169 North Poe Valley Rd Klamath Falls OR 97603

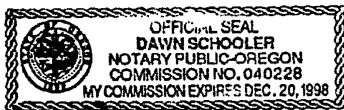
Dated this 12th day of January, 1996

Margaret R. Wenneis
MARGARET R. WENNEIS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 12 Jan 19 96
COUNTY OF Klamath

Personally appeared the above named Margaret R. Wenneis
who acquired title as Margaret W. Brennan
and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

Return to:

WILLIAM R. TRANSUE
23169 North Poe Valley Rd
Klamath Falls OR 97603

EXHIBIT "A" LEGAL DESCRIPTION

The NE1/4 of SW1/4 of Section 23, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, TOGETHER WITH a perpetual easement for road and utility purposes, over that part of the Southerly 30 feet of the NE1/4 SE1/4, Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian, lying Easterly of the North Poe Valley Road, ALSO including a perpetual easement for roadway and utility purposes over that part of the NW1/4 SW1/4, Section 23, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying within the boundaries of the following described parcel: Beginning at a point that is 30 feet North of the SE corner of said NW1/4 SW1/4, thence Westerly parallel to and 30 feet distant from the South line of said NW1/4 SW1/4 a distance of 668 feet, thence Northwesterly 200 feet to a point that is 50 feet North of the South line of said NW1/4 SW1/4, thence due South 20 feet, thence Westerly parallel to and 30 feet distant from the South line of said NW1/4 SW1/4 452 feet more or less to a point on the West line of said NW1/4 SW1/4 that is 30 feet North of the SW corner of said NW1/4 SW1/4, thence South 30 feet, thence Easterly along the South line of said NW1/4 SW1/4 to the SE corner of said NW1/4 SW1/4, thence North 30 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 12th day
of Jan A.D., 19 96 at 3:54 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 1088

FEE
\$35.00

By Bernetha C. Letsch County Clerk