

WARRANTY DEED

ATC #04044181

SIDNEY L. HALL and JEANNINE M. HALL, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to
MARTY HOLTER,

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 \$ 90,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 385 UPPER POWELL CREEK RD, WILLIAMS, OR 97544

Dated this 1 day of 10, 1996

Sidney L. Hall
SIDNEY L. HALL

Jeannine M. Hall
JEANNINE M. HALL

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 1/9 & 1/10 19 96
COUNTY OF Bochoten

Personally appeared the above named Jeannine M. Hall &
Sidney L. Hall

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Carol D. Raebel
Notary Public for Oregon

My commission expires 5-1-98

Return to:

MARTY HOLTER
385 UPPER POWELL CREEK RD
WILLIAMS, OR 97544

96-01-17P03:54 RCVD

A tract of land situated in the W 1/2 SE 1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the W 1/2 SE 1/4 of said Section 27; thence North 89 degrees 55' 42" East 683.09 feet to the true point of beginning of this description; thence North 89 degrees 55' 42" East 636.09 feet; thence South 00 degrees 21' 21" East 672.94 feet; thence West 640.27 feet; thence North 672.17 feet to the true point of beginning.

EXCEPTING THEREFROM a tract of land situated in the W 1/2 SE 1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the W 1/2 SE 1/4 of said Section 27; thence North 89 degrees 55' 42" East 683.09 feet to the true point of beginning of this description; thence North 89 degrees 55' 42" East 318.05 feet; thence South approximately 672.55 feet to a point 320.13 feet West of the East line of said W 1/2 SE 1/4 Section 27; thence West 320.14 feet; thence North 672.17 feet to the true point of beginning.

CODE 51 MAP 2310-2700 TL 500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 17th day
of Jan A.D., 19 96 at 3:54 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 1433.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Bernetha G. Letsch