

12354

96-01-24P01:46 RCVD

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That John J. O'Keeffe, Eileen L. McVicker and Kathleen I. Lane each to an undivided 1/3 interest as tenants in common, hereinafter called Grantors, for the consideration hereinafter stated, to grantors, paid by Roy L. Carver and James L. Mauch each to an undivided 1/2 interest as tenants in common, hereinafter called Grantees, do hereby grant, bargain, sell and convey unto Grantees and Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Government Lot 4, the SE1/4 of the SW1/4 and the S1/2 of the SE1/4 of Section 31, Township 28 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Subject to easements, rights-of-way of record and those apparent on the land, to farm use value restrictions and potential additional taxes.

Account No. 2809-00000-00200, Key No. 95435

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

And said grantors hereby covenant to and with said grantee and grantee's heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantors 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 \$48,000.00.

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.

In Witness Whereof, the Grantors have executed this instrument this 24 day of February, 1995.

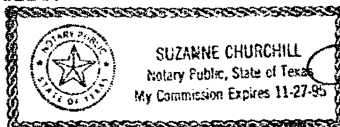
John J. O'Keeffe

Eileen L. McVicker

Kathleen I. Lane

STATE OF TEXAS)
) SS
County of Harris)

This instrument was acknowledged before me on February 24, 1995 by John J. O'Keeffe.



Suzanne Churchill
Notary Public for Texas
My Commission Expires: 11-27-95

1 STATE OF OREGON)
 2 County of Clackamas) SS

3 This instrument was acknowledged before me on January __, 1995 by Kathleen
 4 I. Lane.

5 Notary Public for Oregon
 6 My Commission Expires:

7 STATE OF OREGON)
 8 County of Multnomah) SS

9 This instrument was acknowledged before me on January __, 1995 by Eileen
 10 L. McVicker.

11 Notary Public for Oregon
 12 My Commission Expires:

13
 14
 15
 16 After recording, return to:

17 Same as below

18 Until a change is requested,
 19 mail tax starts to:

20 Ray A. Carter
65685 Henning Mkt Rd
Bend, OR 97601

21
 22 STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 24th day
 of Jan A.D., 19 96 at 1:46 o'clock P M., and duly recorded in Vol. M96,
 of Deeds on Page 2033.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Pauline Mullendore