

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That John J. O'Keefe, 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 9 day of January, 1995.

John J. O'Keefe

Kathleen I. Lane

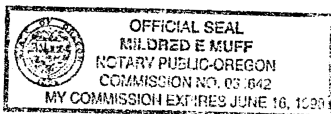
STATE OF TEXAS )  
 ) SS  
County of Harris )

This instrument was acknowledged before me on January \_\_\_\_, 1995 by John J. O'Keefe.

Notary Public for Texas  
My Commission Expires:

1 STATE OF OREGON )  
 ) SS  
 2 County of Clackamas )

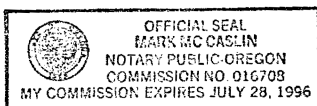
3 This instrument was acknowledged before me on March 15, 1995 by Kathleen  
 4 I. Lane.



Mildred E. Muff  
 Notary Public for Oregon  
 My Commission Expires: 6-16-98

7 STATE OF OREGON )  
 ) SS  
 8 County of Multnomah )

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



Mark McCaslin  
 Notary Public for Oregon  
 My Commission Expires: 7/28/95

16 After recording, return to:

17 Ray & Carra

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

20 Same as above

21 \_\_\_\_\_

22 \_\_\_\_\_

65685 Gorking mtr Rd  
 Bend OR 97701

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 2035.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
 By Dorlene Mullens

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 WILLIAM L. SISEMORE  
 Attorney at Law  
 540 Main Street  
 KLAMATH FALLS, ORE.  
 97601

503/882-7229  
 O.S.B. #701336

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