

WARRANTY DEED

UTC 37053 DS

MARY M. REESE, HERSCHEL F. SMITH and RUTHIE E. WETZEL, as tenants in common, Grantor(s) hereby grant, bargain, sell and convey to BRADLEY FOLTZ and TAMMY P. FOLTZ, husband and wife, 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" ATTACHED HERETO AND MADE A PART HEREOF.

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 \$ 53,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 4600 Anderson Ave., Klamath Falls, OR 97603

Dated this 5th day of Feb., 1996

Mary M. Reese
By Linda S. Smith
MARY M. REESE per attorney

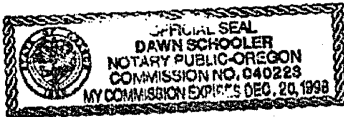
Herschel F. Smith
HERSCHEL F. SMITH
Ruthie E. Wetzel
By Linda S. Smith
RUTHIE E. WETZEL per attorney

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. Feb 5. 19 96
COUNTY OF Klamath

Personally appeared the above named Herschel F. Smith and Linda S. Smith, as attorney-in-fact for Mary M. Reese and Ruthie E. Wetzel

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Dawn Schroder

Notary Public for Oregon

My commission expires 12/20/98

Return to:

BRADLEY FOLTZ
4600 Anderson Ave.
Klamath Falls, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SE1/4 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0 degrees 05' West to the Northerly line of the right of way of the U.S.R.S. "A-3" Lateral; thence Northeasterly along the Northerly line of said right of way of the U.S.R.S. "A-3" Lateral to the intersection with the North line of said SE1/4 NW1/4, thence West along said North line a distance of 240 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 6th day
of Feb A.D., 19 96 at 11:30 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 3515.

FEE \$35.00

By Bernetha G. Letsch County Clerk
[Signature]