

NTC37301NF

WARRANTY DEED

(Statutory Form)

MARIE M. WHITLATCH ALSO KNOWN AS

/AUDIE

MARIE WHITLATCH, Grantor, conveys and warrants to VERNON KEFFER and BARBARA KEFFER, husband and wife, Grantees, the following real property situate in Klamath County, State of Oregon, free of encumbrances except as specifically set forth herein, legally described as follows, to-wit:

PLEASE SEE ATTACHED EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE
~~PARCELS XXXX XXXX AND XXXX XXXX, Section 03, Township 04, Range 07, Klamath County, Oregon~~

TAX CODE NO. R-3406-02300-00300-000

~~PARCELS XXXX XXXX AND XXXX XXXX, Section 03, Township 04, Range 07, Klamath County, Oregon~~
 XXXXX

TAX CODE NO. R-3406-01400-01100-000

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

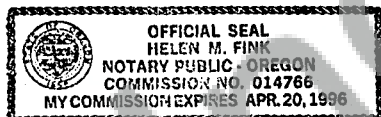
THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$40,000.00. However, true and actual consideration consists of or includes other property or value given or promised which is part of the consideration.

DATED this 8th day of Feb., 1996.

M. M. Whitlatch
 MARIE WHITLATCH, Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 12th day of FEBRUARY, 1996, by Marie Whitlatch.



Alex M. Fink
 NOTARY PUBLIC FOR OREGON
 My Commission Expires:

GRANTORS NAME AND ADDRESS:

MARIE M. WHITLATCH

STATE OF OREGON)

County of Klamath)

ss.

GRANTEES NAME AND ADDRESS:

AUDIE VERNON KEFFER & BARBARA KEFFER
 3630 ONYX AVE
 KLAMATH FALLS, OR 97603

I certify that the within instrument was received for record on the _____ day of _____, 1996, at _____ o'clock _____ M., and recorded in Book _____ on Page _____ or as File Reel Number _____, Record of Deeds of said County.

AFTER RECORDING, RETURN TO:

AUDIE VERNON KEFFER & BARBARA KEFFER
 3630 ONYX AVE.
 KLAMATH FALLS, OR 97603

WITNESS my hand and seal of County affixed.

Until a Change is Requested, Send Tax Statements to:

AUDIE VERNON KEFFER & BARBARA KEFFER
 3630 ONYX AVE
 KLAMATH FALLS, OR 97603

Recording Officer
 By: _____

96 FEB 16 P 3:44

EXHIBIT "A"
LEGAL DESCRIPTION

SE1/4 SW1/4, E1/2 SE1/4 SW1/4 SW1/4 of Section 14, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and the North 165 feet of the NE1/4 NW1/4, E1/2 NW1/4 NW1/4 of Section 23, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, (described in Deed recorded in Volume 124, page 131).

ALSO, NE1/4 NW1/4, E1/2 NW1/4 NW1/4 of Section 23, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon. Less the North 165 feet thereof as described in Deed recorded in Volume 124, page 131.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 16th day
of Feb A.D., 19 96 at 3:44 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 4565

FEE \$35.00

By Bernetha G. Letsch County Clerk