

WARRANTY DEED

MTC37742LW

BRADLEY S. HEPPNER,

Grantor(s) hereby grant, bargain, sell and convey to:

LAWRENCE DURBIN

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:

PLEASE SEE ATTACHED EXHIBIT "A"

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 \$ 4,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 67, CHILOQUIN, OR 97624

Dated this 12 day of April, 1996

Bradley S. Heppner
BRADLEY S. HEPPNER

NOTARY ACKNOWLEDGEMENT

STATE OF

Oregon

SS.

April 12559-13-465319 96

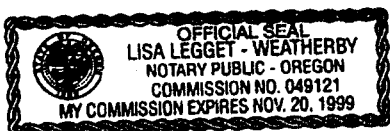
COUNTY OF

Klamath

Personally appeared the above named

Bradley S. Heppner

and acknowledged the foregoing instrument to be his voluntary act.



Before-me:

Lisa Legget-Weatherby
Notary Public for 11/20/99 Oregon

My commission expires 11/20/99

(seal)

ESCROW NO. MT37742-LW

Return to:

LAWRENCE DURBIN

P.O. BOX 67

CHILOQUIN, OR 97624

EXHIBIT "A" LEGAL DESCRIPTION

Lot 16 in Block 3 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/88th interest in the following described land:

2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being bore particularly described as follows:

PARCEL 1

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence along the North line of said Section, North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 16th day
of April A.D., 19 96 at 11:57 o'clock A M., and duly recorded in Vol. M96,
of Deeds on Page 10544.

FEE \$35.00

By Bernetha G. Letsch County Clerk