



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044590

AFTER RECORDING RETURN TO:
DEANNE F. SIMMONS
1642 DEPOT ROAD
MALIN, OR 97632

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

VERBA I. LONG AND CHARLEY E. LONG, hereinafter called
GRANTOR(S), convey(s) to DEANNE F. SIMMONS, AN UNMARRIED WOMAN,
, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions and Restrictions as shown on the
recorded plat of Hot Springs Addition. 3) Agreement, including
the terms and provisions thereof, recorded August 28, 1981 in
Book M-81, page 15323.,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$47,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 2ND day of May, 1996.

Verba I. Long
VERBA I. LONG

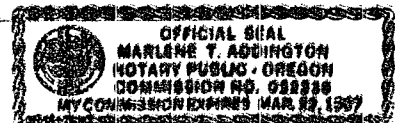
Charley E. Long
CHARLEY E. LONG

STATE OF OREGON, County of Klamath)ss.

May 2, 1996.

Personally appeared the above named VERBA I. LONG and CHARLEY E.
LONG acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997.



96 MAY -7 AM 1:19

EXHIBIT "A"

A portion of Lot 15 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Southeasterly right of way line of the county road, known as the Depot Road, extending from the City of Malin, Oregon, to the Great Northern Railroad Depot, which point of beginning bears South 89 degrees 59' East 296.4 feet and thence South 256.9 feet from the brass cap monument marking the Northeast corner of Lot 14, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, and which point of beginning is in a line which lies 30 feet, more or less, East from the East line of that parcel of land deeded to the City of Malin and described in a deed recorded in Klamath County Deed Records, Volume 178 at Page 311; thence South, parallel to the West line of Lot 15 of Section 16, a distance of 76.8 feet; thence North 89 degrees 34' East 111.56 feet; thence North 114.4 feet, more or less, to the Southeasterly line of Depot Road; thence South 71 degrees 00' West, along the Southeasterly line of said Depot Road, 118.1 feet, more or less, to the point of beginning.

CODE 16 MAP 4112-16KDC TL 500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 7th day of May A.D. 1996 at 11:19 o'clock AM., and duly recorded in Vol. 1496 of Deeds on Page 12971

By Bernetha G. Letsch County Clerk

FEE \$35.00

