

96 JUL 10 P2:17

WARRANTY DEED

Vol. 1796 Page 20499

KENNETH EDDINGTON and BARBARA EDDINGTON,
Grantor(s) hereby grant, bargain, sell and convey to:
BRUCE A CROUNSE, AN UNMARRIED INDIVIDUAL, MICHAEL THOMAS CROUNSE AND DEBRA JEAN
CROUNSE, 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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 66,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. Box 8190 Klamath Falls OR 97602

Dated this 8th day of July, 1996

Kenneth Eddington
KENNETH EDDINGTON

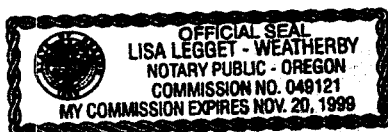
Barbara Eddington
BARBARA EDDINGTON

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. July 8, 1996
COUNTY OF Klamath

Personally appeared the above named Kenneth Eddington
and Barbara Eddington

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. AP718934KM

Return to:

BRUCE A. CROUNSE

P.O. Box 8190

Klamath Falls, OR 97602

A tract of land situated in the NW1/4 NE1/4 of Section 14, Township 39, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of that tract of land described in Deed Volume 335, page 299 of the Klamath County Deed Records, as marked by a 3/8 inch iron pin, said point of beginning being South 00 degrees 06' 10" West 227.83 feet and North 89 degrees 36' 26" West 30.00 feet from the East 1/16 corner common to Sections 11 and 14 and being further described as being on the Westerly right of way line of Homedale Road South 00 degrees 06' 10" West 137.66 feet (128 feet by deed) from the Southerly right of way line of the U.S.B.R. Drain; thence North 89 degrees 36' 26" West 660.27 feet (660.2 feet by deed) to a 3/8 inch iron pin on the Easterly right of way line of the U.S.B.R. 1-C-7 Drain by said Deed Volume; thence continuing North 89 degrees 36' 26" West 19.20 feet to the true Easterly right of way line of said Drain; thence North 01 degrees 17' 15" West, along said right of way line, 133.73 feet (128 feet more or less by deed) to the intersection with the Southerly right of way line of the U.S.B.R. Drain Ditch; thence South 89 degrees 56' 30" East along said Drain right of way line 682.71 feet to the Westerly right of way line of Homedale Road; thence South 00 degrees 06' 10" West 137.66 feet (128 feet by Deed) to the point of beginning, with bearings based on survey No. 1645 as filed in the office of the Klamath County Surveyor, EXCLUDING the area in the A-3-B, lateral.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 10th day
of July A.D., 19 96 at 2:17 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 20499

FEE \$35.00

By Bernetha G. Letsch, County Clerk