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MTC 38512W

WARRANTY DEED

Vol. Map Page 20535

MELVIN W. HUNTER and SHIRLEY M. HUNTER, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to:
 JESSE F. ALLEN AND PAULA ALLEN, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2
 INTEREST, DONNIE ALLEN AND DONNA ALLEN, HUSBAND AND WIFE, AS TO AN UNDIVIDED
 1/2 INTEREST, ALL AS TENANTS IN COMMON.,
 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 \$ 38,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 3341 Hope St. Klamath Falls OR 97603

Dated this 10th day of July, 1996

Melvin W. Hunter
 MELVIN W. HUNTER

Shirley M. Hunter
 SHIRLEY M. HUNTER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. July 10 1996

COUNTY OF Klamath

Personally appeared the above named

Melvin W. Hunter and Shirley M. Hunter

and acknowledged the foregoing instrument to be A voluntary act.

Before me:

Lisa Legget-Weatherby

Notary Public for Oregon

My commission expires 11/20/99



(seal)

ESCROW NO. MT38512-LW

Return to:

JESSE F. ALLEN

3341 Hope St.
Klamath Falls OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the E1/2 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point, marked by a 5/8" iron pin, which is North 00 degrees 50' 00" West 1296.00 feet and North 87 degrees 20' 00" East 16.00 feet from the Southwest corner of the SE1/4 SE1/4 of said Section 1; thence North 87 degrees 20' 00" East 266.00 feet; thence North 357.67 feet to a 5/8" iron pin; thence South 88 degrees 03' 00" West 271.11 feet to a 5/8" iron pin which is 16 feet Easterly of the West line of the E1/2 SE1/4 of said Section 1, thence South 00 degrees 50' 00" East parallel to the West line of the E1/2 SE1/4 of said Section 1; 360.92 feet to the point of beginning, with bearings based on Deed Volume M71, page 3540.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 10th day
of July A.D., 19 96 at 3:49 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 20535.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]