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MTC37859DS

WARRANTY DEED

Vol. 196 Page 22873

MICHAEL TARRANT,

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

STEPHEN KING and CATHY KING, 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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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 \$ 35,000.00.

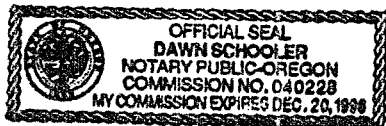
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2759 ALTAMONT, KLAMATH FALLS, OR 97603

Dated this 29 day of July, 1996.


MICHAEL TARRANT

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. 29 July 19 96
COUNTY OF Klamath
Personally appeared the above named Michael Tarrant

and acknowledged the foregoing instrument to be his voluntary act.

(seal)

Before me:


Dawn Schooler

Notary Public for OregonMy commission expires 12/20/98

ESCROW NO. MT37859-DS

Return to:

STEPHEN KING

2759 ALTAMONT

KLAMATH FALLS, OR 97603

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the Southeast one-quarter of the Northeast one-quarter of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point of the East 1/4 corner of Section 1 on the Range line between Ranges 7 and 8 East of the Willamette Meridian, Klamath County, Oregon, being the Southeasterly corner of said parcel; thence North 89 degrees 47'31" West 400.00 feet along the one-quarter section line of Section 1 to a 5/8" iron rod; thence North 00 degrees 03'59" West 1194.17 feet and parallel to the said Range line to a 5/8" iron rod; thence North 89 degrees 56'01" East 400.00 feet a right angles to the said Range line to a 5/8" iron rod on the said Range line; thence South 00 degrees 03'59" East 1196.09 feet along the said Range line to the point of beginning. The basis of bearings is recorded Survey No. 1167 on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land, situated in the Southeast one-quarter of the Northeast one-quarter of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point at the East 1/4 corner of Section 1 on the Range line between Range 7 and 8 East of the Willamette Meridian, Klamath County, Oregon, being the Southeasterly corner of that parcel of land described in Volume M78 at page 11504, Microfilm Records of Klamath County, Oregon, thence North 00 degrees 03'59" West 808.09 feet to the true point of beginning of this description, thence West 113 feet, thence North 388 feet, more or less, to the North line of that certain property described in Volume M78 at page 11504, Microfilm Records of Klamath County, Oregon; thence North 89 degrees 56'01" East along said North line 113 feet more or less to a 5/8" iron rod on the range line between Ranges 7 and 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 00 degrees 03'59" East 388 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land situated in the SE1/4 of the NE1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 1 in Block 2 of Keno Whispering Pines; thence West 145 feet, thence North 533 feet more or less to the North line of that certain property described in Volume M78 at page 11504, Microfilm Records of Klamath County, Oregon; thence North 89 degrees 56'01" East along said North line 51 feet more or less to the Northwest corner of that parcel described in Volume M78 at page 21396, Microfilm Records of Klamath County, Oregon; thence South along the West line of said parcel 388 feet, thence East 113 feet more or less to the West line of Block 30 of Tract 1081-Fifth Addition to Klamath River Acres, thence South 144.95 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ AmeriTitle _____ the 29th day
of July _____ A.D., 19 96 at 3:43 o'clock P.M., and duly recorded in Vol. M96
of _____ Deeds _____ on Page 22873
Bernetha G Letsch, County Clerk
By [Signature]

FEE \$35.00