

22289

WARRANTY DEED

Vol. m96 Page 22999

MTC 38373 DS

JAMES F. PRIEN and MARY E. PRIEN, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to:
 JAMES F. SNOOK and LORETTA J. SNOOK, as tenants by the entirety,
 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:

SUBJECT TO: Mortgage recorded on March 13, 1980 in Volume M80, Page
 4836, Microfilm records of Klamath county, Oregon in favor of State of
 Oregon, representing and acting by the Director of Veterans' Affairs as
 Mortgagee. The above Grantees hereby agree to assume and pay in full the
 Mortgage described herein.

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 \$ 122,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 27226 Rocky Point Rd. Klamath Falls, OR. 97601

Dated this 29th day of July, 1996.

James F. Prien
 JAMES F. PRIEN

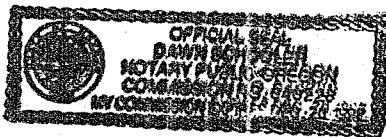
Mary E. Prien
 MARY E. PRIEN

NOTARY ACKNOWLEDGEMENT

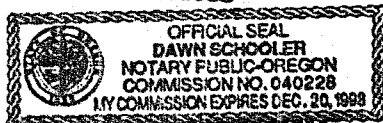
STATE OF Oregon SS. July 30th 19 96
 COUNTY OF Klamath

Personally appeared the above named James F. Prien and Mary E. Prien

and acknowledged the foregoing instrument to be thier voluntary act.



(seal)



ESCROW NO. MT38373-DS

Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

Return to:

JAMES F. SNOOK
 27226 Rocky Point Rd.
 Klamath Falls, OR. 97601

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

That portion of Section 23, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more fully described as, commencing at the West 1/4 corner, Section 23, marked by a Klamath County Surveyor Brass Cap and the true point of beginning; thence North 89 degrees 32' 24" East a distance of 657.5 feet, more or less to a point on the West boundary of State Highway 232 right-of-way; thence North 23 degrees 06' 56" West, a distance of 21.5 feet to an existing railroad tie fence post; thence North 89 degrees 52' 48" West a distance of 653.0 feet to an existing railroad tie fence post; thence South 08 degrees 35' 17" East a distance of 26.7 feet to the Point of Beginning.

PARCEL 2:

That portion of the N1/2 NW1/4 SW1/4 and the N1/2 N1/2 SE1/4 NW1/4 SW1/4 of Section 23, Township 33 South, Range 7 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of the Dalles-California Highway #232 and Easterly of the Crater Lake Highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day
of July A.D., 19 96 at 11:50 o'clock A M., and duly recorded in Vol. M96,
of Deeds on Page 22999.

FEE \$35.00

Bernetha G. Letsch County Clerk

By [Signature]