

'96 AUG 16 P3:05

Vol. 126 Page 25411

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044739

AFTER RECORDING RETURN TO:

Mr. and Mrs. John O. Breeden

2245 Laurel Street
Klamath Falls OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

CHARLES RICHARD BINGHAM and KATHRYN LAVON BINGHAM, also known as LAVON BINGHAM, husband and wife, hereinafter called GRANTOR(S), convey(s) to JOHN O. BREEDEN and LINDA F. BREEDEN, husband and wife, 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

27B
7/26
"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

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 \$35,000.00.

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 16th day of August, 1996.

Charles Richard Bingham
CHARLES RICHARD BINGHAM

Kathryn Lavon Bingham
KATHRYN LAVON BINGHAM

STATE OF OREGON, County of Klamath)ss.

On August 16, 1996, personally appeared CHARLES RICHARD BINGHAM and KATHRYN LAVON BINGHAM, who acknowledged the foregoing to be their voluntary act and deed.

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

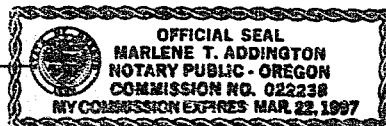


EXHIBIT "A"

25412

PARCEL 1:

Lots 19 and 20, Block 3, RIVERVIEW ADDITION, in the County of Klamath, State of Oregon. Together with that portion of Laurel Street vacated by Vacation #96-83 recorded in Volume M-96 at Page 348 on January 4, 1996 which inures to said Lot 19, Block 3 of said Subdivision.

ALSO a tract of land situated in the SE 1/4 SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point 100 feet North of the Southwest corner of the SE 1/4 SW 1/4 of said Section 5; thence at right angles East parallel with the South boundary of said Section 52 feet and to the true point of beginning; thence North 0 degrees 18' West to the Southwest corner of Lot 19 of Riverview; thence East along the south line of said lot to the Southeast corner of said Lot 19; thence Southwest parallel to the Greensprings Drive to a point that is East of the point of beginning; thence 87.75 feet West along a line that is parallel to the South Section line to the point of beginning.

PARCEL 2:

A parcel of land situated in Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, State of Oregon, being more particularly described as follows:

Beginning at an iron pipe marking the Southwest corner of Section 5, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89 degrees 27' East 1321.5 feet; thence North 8 degrees 59' West 52.7 feet; thence North 0 degrees 18' West 100 feet to the true point of beginning of this description which is a 3" iron pipe marking the initial point of the Dedication Plat of Riverview, Oregon; thence South 0 degrees 18' East 52 feet; thence North 89 degrees 42' East 50 feet; thence North 0 degrees 18' West to the South line of Riverview Addition; thence North 88 degrees 19' West along the South line of Riverview Addition to the point of beginning. Said description is based on recorded Survey #65 in the County Surveyor's records.

CODE 4 MAP 3909-5CD TL 5300
CODE 4 MAP 3909-5CD TL 5200
CODE 4 MAP 3909-5CD TL 5100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day
of August A.D., 19 96 at 3:05 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 25411.

FEE \$35.00

Bernetha G Letsch, County Clerk

By [Signature]