

CHARLES F. SNELL AND LILLIAN A. SNELL, TRUSTEES OF THE SNELL FAMILY TRUST
U.A.D. FEBRUARY 24, 1996,

Grantor(s) hereby grant, bargain, sell and convey to:
DAVID P. MC CARTHY,

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:

LOT 7, BLOCK 3, NORTH KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 225 HAWTHORNE STREET, KLAMATH FALLS, OR 97601

Dated this 8 day of Nov., 1996.

TRUSTEES OF THE SNELL FAMILY TRUST

BY: Charles F. Snell TRUSTEE
CHARLES F. SNELL

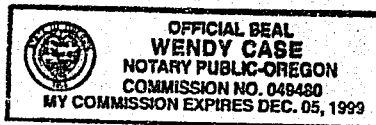
BY: Lillian A. Snell TRUSTEE
LILLIAN A. SNELL

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. November 8 19 96
COUNTY OF Josephine

Personally appeared the above named Charles F. Snell and
Lillian A. Snell trustees

and acknowledged the foregoing instrument to be here voluntary act.



(seal)

ESCROW NO. MT39735-MS

Return to:
DAVID P. MC CARTHY
225 HAWTHORNE STREET
KLAMATH FALLS, OR 97601

Before me:

Wendy Case

Notary Public for Josephine County

My commission expires 12-5-99

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 15th day of November A.D., 19 96
at 3:52 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 36033
Bernetha G. Letsch, County Clerk

By Kathleen Ross Deputy.

Fee, \$30.00

Deputy.

96 NOV 15 P3:52