

MTC 39801KR

WARRANTY DEED

GIOVANNI MANGIONE

Grantor(s) hereby grant, bargain, sell and convey to:
 SUSAN M. KIRK and DOUGLAS W. KIRK, 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 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 \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: P.O. BOX 472, KLAMATH FALLS, OR 97601

Dated this 25th day of November 1996

Giovanni Mangione
 GIOVANNI MANGIONE

NOTARY ACKNOWLEDGEMENT

STATE OF

Oregon

COUNTY OF

Klamath

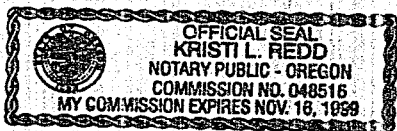
SS.

November 25, 96

Personally appeared the above named

GIOVANNI MANGIONE

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for

OREGON

My commission expires

11/16/99

ESCROW NO. MT39801-KR

Return to:

SUSAN M. KIRK

P.O. BOX 472

KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the South line of the NW1/4 of the NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said point of beginning being the intersection of the Northerly line of Holiday Drive and the Westerly line of Third Street also know as the Weyerhaeuser County Road; thence South 41 degrees 10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of 321.0 foot radius curve to the right, the long chord of which curve bears South 28 degrees 40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street, South 16 degrees 10' East a distance of 30 feet to the point of beginning; thence North 89 degrees 30' West a distance of 199.6 feet; thence North 70 degrees 19' West to the Westerly line of vacated Fourth Street; thence Southerly along the Westerly line of said street to the Southeast corner of Lot 33, Block 21 of Vacated West Klamath; thence Southeasterly to the Southwest corner of Lot 8, Block 23 of Vacated West Klamath; thence Northeasterly along the Southerly line of said Lot to the Southeasterly corner of said Lot; thence Northwesterly along the Easterly line of Lots 8, 7, 6, 5, 4, 3, 2 and 1 to the Southeasterly corner of Lot 13, Block 22 of Vacated West Klamath; thence Northeasterly to the West line of Third Street, thence Northwesterly along said West line to the point of beginning.

EXCEPTING THEREFROM that portion lying Northwesterly of the following described line:

Beginning at a point on the South line of the NW1/4 of the NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said point of beginning being the intersection of the Northerly line of Holiday Drive and the Westerly line of Third Street also know as the Weyerhaeuser County Road; thence South 41 degrees 10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of 321.0 foot radius curve to the right, the long chord of which curve bears South 28 degrees 40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street, South 16 degrees 10' East a distance of 120.45 feet; thence continuing South 16 degrees 58' 00" East, along the Westerly right of way line of said Third Street, 145.20 feet to the true point of beginning of said line; thence South 73 degrees 02' 00" West 300.00 feet to the Westerly right of way line of said vacated Fourth Street to the terminus of said line.

TOGETHER WITH a 1969 MARLETTE, Oregon License #X100258, Serial #H12260FK4TU81199 which is situate on the real property described herein.

SUBJECT TO: Trust Deed dated April 13, 1994 and recorded April 18, 1994 in Volume M94, page 11519, Microfilm Records of Klamath County, Oregon in favor of Darl Rector and Gene Rector, husband and wife, or the survivor thereof as Beneficiary which the Grantees named herein DO NOT agree to assume nor pay and the Grantor named herein agrees to hold the Grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri Title the 26th day
of November A.D., 19 96 at 3:51 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 37210.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Keston