

96 DEC -2 AM 1:44



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045420

AFTER RECORDING RETURN TO:
Mr. and Mrs. Christopher S. O'Grady70301 753Mezill OR 97633UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEHARVEY WADE HUDNALL, JR. and JANE ANN HUDNALL, husband and
wife, hereinafter called GRANTOR(S), convey(s) to CHRISTOPHER
S. O'GRADY and CINDI D. O'GRADY, 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

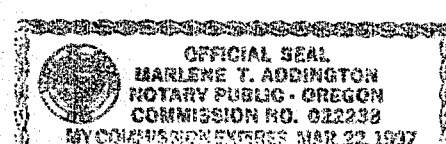
COO "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT 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 easementsand 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
\$79,000.00.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 21st day of November, 1996.

Harvey Wade Hudnall, Jr.
HARVEY WADE HUDNALL, JR.

Jane Ann Hudnall
JANE ANN HUDNALL

STATE OF OREGON, County of Klamath)ss.

On this 2nd day of December, 1996, personally appeared
the above named HARVEY WADE HUDNALL, JR. and JANE ANN HUDNALL
and acknowledged the foregoing instrument to be their voluntary
act and deed.Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

A parcel of land situate in portions of Government Lots 9 and 14, Section 15, Township 41 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the fence corner marking the point of intersection of the Southerly line of the N 1/2 N 1/2 N 1/2 of Lot 14, Section 15, Township 41 South, Range 11 East of the Willamette Meridian, and the Westerly right of way line of Wilson Road, as the same are presently located and constructed, from which point the Northwest corner of said Section 15 bears North 42 degrees 58' 35" West 3837.67 feet distant; thence Westerly along the fence marking the said Southerly line of the N 1/2 N 1/2 N 1/2 of Lot 14, 399.55 feet to a point; thence North 159.15 feet to a point; thence North 79 degrees 42' 30" East 142.32 feet to a point; thence East 259.5 feet, more or less, to a point in the fence marking the Westerly right of way line of Wilson Road; thence Southerly along said Westerly right of way line fence 186.8 feet, more or less, to the point of beginning.

CODE 18 MAP 4111-1500 TL 700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 2nd day
of December A.D., 19 96 at 11:44 o'clock A.M., and duly recorded in Vol. 496
of Deeds on Page 37556.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Nathan Ross