

WARRANTY DEED

MTC 40084MS

MARK W. DIRR and DARLENE DIRR, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
MICHAEL D. ROONEY and MARGARET R. ADAM, 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:

LOTS 13 AND 14 IN BLOCK 31 OF SECOND ADDITION TO THE CITY OF KLAMATH
FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THE NORTHERLY
20 FEET OF THAT PORTION OF VACATED CARLYLE STREET LYING BETWEEN LANCASTER
AVENUE AND THE ALLEY BETWEEN LANCASTER AVENUE AND LEXINGTON AVENUE.

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 \$ 78,500.00.

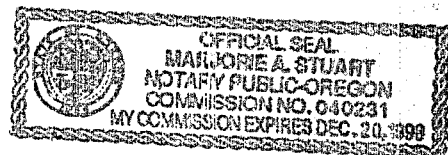
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1701 Lancaster Avenue, Klamath Falls, OR 97601

Dated this 9th day of December, 1996.

Mark W. Dirr
MARK W. DIRR
Darlene Dirr
DARLENE DIRR

STATE OF Oregon
COUNTY OF Klamath SS. December 9 19 96
Personally appeared the above named Mark W. Dirr and Darlene Dirr

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT40084-MS

Return to:
MICHAEL D. ROONEY
1701 Lancaster Avenue
Klamath Falls, OR 97601

Before me: Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 11th day of December A.D. 1996
at 10:36 o'clock A.M. and duly recorded
in Vol. 1796 of Deeds Page 38526
Bernetha G. Letsch County Clerk
By Kathleen Rosa Deputy.
Fee, \$30.00