

MTC 40035 KA

WARRANTY DEED

ADRIAN M. MCELFRISH and PATRICIA S. MCELFRISH, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: DENNIS E. GALLOWAY and SUSAN E. GALLOWAY, 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:

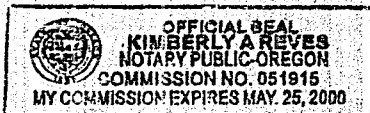
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any; and the grantor will warrant and forever defend the said premises and every part and parcel thereof against 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 \$ 122,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3775 ROUND LAKE RD., KLAMATH FALLS, OR 97601

Dated this 20 day of December, 1996.



Adrian M. McElfrish
ADRIAN M. MCELFRISH

Patricia S. McElfrish
PATRICIA S. MCELFRISH

STATE OF OREGON SS. December 20 19 96
COUNTY OF KLAMATH

Personally appeared the above named ADRIAN M. MCELFRISH AND
PATRICIA S. MCELFRISH

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Kimberly A. Reves

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT40035-KA

Return to:
DENNIS E. GALLOWAY
3775 ROUND LAKE RD.
KLAMATH FALLS, OR 97601

96 DEC 24 AM 1:33

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the N1/2 N1/2 SW1/4 SW1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the North line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8 with the Easterly right of way line of Round Lake Road being the Northwestern corner of said parcel; thence Easterly 375.00 feet along the North line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8 to a point; thence Southerly and parallel to the West section line of Section 8 to a point at the intersection with the South line of the N1/2 N1/2 SW1/4 SW1/4 of Section 8; thence Westerly along the said South line to a point at the intersection with the Easterly right of way line of Round Lake Road; thence Northerly along the Easterly right of way line of Round Lake Road to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH:

Filed for record at request of Amer. Title the 24th day
of December A.D., 19 96 at 11:33 o'clock A. M., and duly recorded in Vol. M96
of Deeds on Page 39877

Bernetha G. Letsch, County Clerk

FEE \$35.00

by

Patricia Ross