MTC40253KR WARRANTY DEED

IRENE HUGGINS,

Grantor(s) hereby grant, bargain, sell and convey to: ROLAND KEITH WAMPLER, JR.,

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.

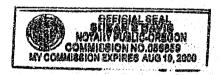
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 16644 HAWTHORNE AVENUE, HAPPY VALLEY, CA 96007

Dated this day of gange, 1927 here Huggio

STATE OF	OREGON			
COUNTY OF	KLAMATH	ss	JANUARY 6	19 <u>97</u>
Personally	appeared the al	cove named	IRENE HUGGINS	
and acknow	ledged the fore	going instru	ment to be her	voluntary act.



(seal)

ESCROW NO. MT40253-KR

Return to: ROLAND KEITH WAMPLER, JR. 16644 HAWTHORNE AVENUE HAPPY VALLEY, CA 96007

Before me:

Sesson E. Daiso

Notary Public for <u>Warran</u> Crust, Oregon

My commission expires <u>Aug. 19</u> 2000

EXHIBIT "A" LEGAL DESCRIPTION

A portion of the NE1/4 SE1/4 of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on Public Highway 66, 30 feet East of the West boundary of the E1/2 SE1/4 of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence East 500 feet along South side of said Highway 66; thence South to North boundary of the O C & E Railroad; thence West along said railroad to a point 30 feet East of the above described West boundary; thence North to the point of beginning.

Filed for record at request		f Amerititle				da				
of	January		D., 19 97	_ at _	3:19	o'clock _	P.M., and duly	recorded in	i VolMS) 7
		of	Deeds				on Page 474			
							Bern	etha G. Let	sch, County C	ierk
PEE	\$35.00						in Kat	Hun	Krow	