

ATE 881

WARRANTY DEED

WALTER G. MCNAIR and RUTH J. MCNAIR, husband and wife, Grantors, convey and warrant to CHRISTOPHER A. NEWTON and LARRY D. PARKER, each as to an undivided one half interest as tenants in common, Grantees, the following real property free of encumbrances except as specifically set forth below, located in Klamath County, State of Oregon, legally described as follows, to-wit:

A parcel of land in the $W\frac{1}{2}$ $W\frac{1}{2}$ $W\frac{1}{2}$ $SE\frac{1}{4}$ $NW\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which is North 0 degrees 35' West 366.2 feet from the Southwest corner of said $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section 2; thence North 0 degrees 35' West along said West line a distance of 75 feet; thence North 89 degrees 25' East 135 feet; thence South 0 degrees 35' East 75 feet; thence South 89 degrees 25' West 135 feet to the point of beginning.

CODE 41 MAP 3909-2BD TL 10100

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ 45,900.00

DATED this 25th day of October, 1989.

Walter G. McNair
WALTER G. MCNAIR

Ruth J. McNair
RUTH J. MCNAIR

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 26th day of OCTOBER, 1989, by WALTER G. MCNAIR and RUTH J. MCNAIR, husband and wife.

Paul H. Craft
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-4-92



GRANTORS NAME AND ADDRESS:
Walter G. McNair and Ruth J.
McNair

GRANTEES NAME AND ADDRESS:
Christopher A. Newton and
Larry D. Parker

AFTER RECORDING, RETURN TO:

Christopher A. Newton
Larry D. Parker
15633 Independence
Klamath Falls, OR 97603

Until a Change is Requested,
 Tax Statements Should be Sent
 To:

STATE OF OREGON)
) ss.
 County of Klamath)

I certify that the within in-
 strument was received for
 record on the 10th day of
July, 1997, at
3:46 o'clock P.M., and
 recorded in Book M97 on
 Page 21713 or as File Reel
 Number 40897, Record of
 Deeds of said County.

WITNESS my hand and seal of
 County affixed.

Bernetha G. Letsch, Co. Clerk

Recording Officer

By: Kathleen R. Ross
 Deputy

Fee: \$35.00