

'97 AUG 13 P3:54

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 04046540

AFTER RECORDING RETURN TO:
Mr. and Mrs. Charles A. ClelandP.O. Box 19
Adel, OR. 97620

Aspen Title & Escrow
on this 13th day of August A.D., 1997
at 3:54 o'clock PM and duly recorded
in Vol. M97 of Deeds Page 26639

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Ross

Fee, \$30.00

Deputy

HENRY J. O'KEEFFE and PATRICIA D. O'KEEFFE, TRUSTEES OF THE
O'KEEFFE FAMILY TRUST 1983, UTA/DTD 5-13-83, (who acquired
title as Henry J. O'Keefe and Patricia D. O'Keefe, Trustees of
The O'Keefe Family Trust 1983 UTA/DTD 5/13/83, hereinafter
called GRANTOR(S), convey(s) to CHARLES A. CLELAND and ANN E.
CLELAND, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

The N 1/2 of Tract 17, JUNCTION ACRES, in the County of
Klamath, State of Oregon.

Code 43, Map 3910-7BC, Tax Lot 700

"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 easements
and irrigation contracts of record, if any, and apparent upon
the land,

and 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
\$140,000.00.

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 30th day of July, 1997.

HENRY J. O'KEEFFE and PATRICIA D. O'KEEFFE, TRUSTEES OF THE
O'KEEFFE FAMILY TRUST 1983, UTA/DTD 5-13-83

BY: Henry J. O'Keefe, Trustee
HENRY J. O'KEEFFE, TRUSTEE

BY: Patricia D. O'Keefe, Trustee
PATRICIA D. O'KEEFFE

Henry J. O'Keefe
HENRY J. O'KEEFFE, INDIVIDUALLY

Patricia D. O'Keefe
PATRICIA D. O'KEEFFE, INDIVIDUALLY

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 13th
day of August, 1997, by Henry J. O'Keefe and Patricia D.
O'Keefe, both for themselves individually and as Trustees of
The O'Keefe Family Trust 1983, UTA/DTD 5-13-83.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

