

MT 42644KA

WARRANTY DEED

EDMOND R. PRINCE and MARY K. PRINCE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
ORVAL BRUCE SIMMONS and MARILYN SUE SIMMONS, as tenants by the entirety,
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:

SUBJECT TO A TRUST DEED RECORDED ON APRIL 9, 1997 IN VOLUME M97, PAGE
10601, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF RICHARD D.
MCCURDY AND DEVANEE LEE MCCURDY, AS TRUSTEES OF THE RICHARD D. MCCURDY
AND DEVANEE LEE MCCURDY 1995 TRUSTS DATED NOVEMBER 13, 1995, AS
BENEFICIARY.

AND SUBJECT TO A TRUST DEED RECORDED ON APRIL 9, 1997 IN VOLUME M97, PAGE
10605, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF HAROLD L.
SHIMEK AND BETTY L. SHIMEK, AS BENEFICIARY.

THE ABOVE NAMED GRANTEEES HEREBY AGREE TO ASSUME AND PAY IN FULL THE TRUST
DEEDS DESCRIBED HEREIN.

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 \$ 53,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: . 818 Grant Street, Klamath Falls, OR 97601

Dated this 25 day of September, 19 97.

Edmond R. Prince
EDMOND R. PRINCE

Mary K. Prince
MARY K. PRINCE

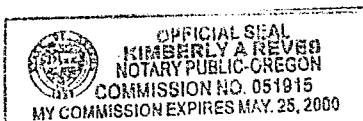
STATE OF Oregon

COUNTY OF Klamath

SS. September 25 19 97

Personally appeared the above named Edmond R. Prince and Mary K. Prince

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/00

ESCROW NO. MT42644-KA

Return to:

ORVAL BRUCE SIMMONS
818 Grant Street
Klamath Falls, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

31496

PARCEL 1

Beginning at a point on the Southerly line of Grant Street, formerly Franklin Street, 25 feet Northeast from the most Westerly corner of Lot 6 in Block 63 of NICHOLS ADDITION TO LINKVILLE (now the City of Klamath Falls), Oregon; thence South and parallel with 8th Street, 80 feet; thence Northeasterly at right angles to 8th Street 40 feet to the Northeasterly line of said Lot 6; thence Northwesterly along the line between said Lot 6 and Lot 7 of said Block 63, 80 feet; thence Southwesterly along the Southerly line of Grant Street 40 feet to the place of beginning, being a portion of Lot 6 of Block 63 of NICHOLS ADDITION TO LINKVILLE (now the City of Klamath Falls), Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Beginning at the point on the Southerly line of Grant Street Northeasterly along said Southerly line which is 90 feet from the most Westerly corner of Lot 5, Block 63, NICHOLS ADDITION to Klamath Falls, Oregon; thence southeasterly parallel with 8th Street 40 feet; thence Southwesterly parallel with Grant Street 7 feet; thence Northwesterly parallel with 8th Street 40 feet to the Southerly line of Grant Street; thence Northeasterly along said Southerly line 7 feet to the point of beginning.

PARCEL 3

Beginning at a point which is 80 feet Southeasterly along the line of 8th Street and 82.10 feet Northeasterly in a line paralleling Grant Street from the most Westerly corner of Lot 5 of Block 63 of NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence from said point of beginning 7.90 feet Northeasterly and paralleling Grant Street; thence 40 feet Northwesterly and paralleling 8th Street; thence 7.90 feet Southwesterly and paralleling Grant Street; thence 40 feet Southeasterly and paralleling 8th Street to the place of beginning, being a portion of Lot 6 of Block 63 of NICHOLS ADDITION to the City of Klamath Falls, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 26th day
of Sept. A.D., 19 97 at 11:43 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 31495.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kardum Ross