

46076

MTC 42445-MS Vol. 1497 Page 31895
WARRANTY DEED

RODGER W. STAFFORD and VIRGINIA N. STAFFORD,
Grantor(s) hereby grant, bargain, sell and convey to:
JAMES M. VERRINDER and SYLVIA H. VERRINDER, 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 \$ 71,250.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2816 SUMMERS LANE, KLAMATH FALLS, OR 97603

Dated this 29th day of September, 1997.

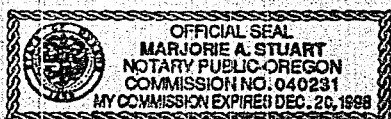
Rodger W. Stafford
RODGER W. STAFFORD

Virginia N. Stafford
VIRGINIA N. STAFFORD

STATE OF Oregon SS. September 29 19 97
COUNTY OF Klamath

Personally appeared the above named Rodger W. Stafford and Virginia
N. Stafford

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT42445-MS

Return to:
JAMES M. VERRINDER
2816 SUMMERS LANE
KLAMATH FALLS, OR 97603

97 SEP 30 AM 12:26

EXHIBIT "A"
LEGAL DESCRIPTION

Tracts 21 and 22 of TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM that portion described as follows:

Beginning at the Northwest corner of TOWNSEND TRACT NO. 22; thence running in an Easterly direction along the Northerly boundary of said Tract 22, 75 feet; thence in a Southerly direction and parallel to the Westerly boundary of said Tract 22, 165 feet; thence in a Westerly direction along the Southerly boundary of said Tract 22, 75 feet; thence in a Northerly direction along the Westerly boundary of said Tract 22, 165 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day
of Sept A.D. 19 97 at 11:26 o'clock A M., and duly recorded in Vol. M97
of Deeds on Page 31895.

Bernetha G. Letsch, County Clerk

FEE

By Kathleen Ross