

53358

MTC 43313-KR
WARRANTY DEED

Vol. M98 Page 5306

RUSSELL J. WALSH & EDITH G. WALSH, TRUSTEES OF THE WALSH FAMILY TRUST DATED MARCH 27, 1996, as to the SE1/4 of Section 28 in Parcel 1, an undivided 41/56 interest in Parcel 2, and all of Parcel 3; RUSSELL J. WALSH & EDITH G. WALSH, AS TENANTS BY THE ENTIRETY, as to the W1/2 of the NW1/4 of Section 34 in Parcel 1 and an undivided 14/56 interest in Parcel 2,

Grantor(s) hereby grant, bargain, sell, warrant and convey to: JOHN S. KRONENBERGER AND WALTER H. KRONENBERGER, AS TENANTS IN COMMON, each as to an undivided 1/2 interest,

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: 1997/1998 Real Property Taxes, a lien, due and payable as

follows: Account #3512-03300-00100-0U4, Key #290232 in the amount of \$1.28, plus interest, if any and Account #3512-00000-05900-0U3, Key #289805 in the amount of \$1.13, plus interest, if any, and the 1/56th

interest in Parcel 2 remaining in the name of MICHAEL VERNON HOOD, 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 \$ 260,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 13673 SPRAGUE RIVER RD., CHILOQUIN, OR 97624

Dated this 18th day of February, 1998

THE WALSH FAMILY TRUST DATED 3/27/96

BY: Russell J. Walsh TRUSTEE
RUSSELL J. WALSH

BY: Edith G. Walsh TRUSTEE
EDITH G. WALSH
Russell J. Walsh
RUSSELL J. WALSH

Edith G. Walsh
EDITH G. WALSH

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 18, 1998
by RUSSELL J. WALSH and EDITH G. WALSH
as TRUSTEES

of THE WALSH FAMILY TRUST DATED MARCH 27, 1996

and RUSSELL J. WALSH & EDITH G. WALSH, individually

Notary Public of Oregon

My commission expires 11/16/99

ESCROW NO. MT43313-KR

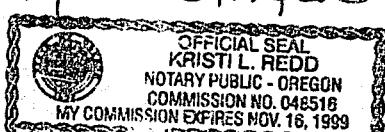


EXHIBIT "A"
LEGAL DESCRIPTIONPARCEL 1:

SE1/4, Section 28, W1/2 of NW1/4, Section 34, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

S1/2 NE1/4 Section 28, E1/2 of NE1/4 Section 33, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

E1/2 W1/2 NE1/4 of Section 33, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 19th day
of February A.D. 19 98 at 11:38 o'clock A. M., and duly recorded in Vol. M98,
of Deeds on Page 5306.

FEE \$35.00By Bernetha G. Letsch, County Clerk
Kathleen Rose