

1999 AUG 12 PM 3:26

MT48658-MG
WARRANTY DEED

Vol M99 Page 32596

J. HOWARD GRIFFITH AND KAREN E. MCCOMBE, WITH THE RIGHTS OF SURVIVORSHIP AS TO PARCEL 1 AND JOHN HOWARD GRIFFITH AND KAREN MCCOMBE WITH THE RIGHTS OF SURVIVORSHIP AS TO PARCEL 2.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RICHARD W. ENGLAND and JENNIFER E. ENGLAND, 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
TAX ACCOUNT NO.: 3909-005BD-00400 3909-005BD-00500

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 67,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2210 LINDLEY WAY, KLAMATH FALLS, OR 97601

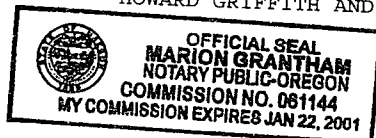
Dated this 9 day of August, 1999

John Howard Griffith
JOHN HOWARD GRIFFITH

Karen E. McCombe
KAREN E. MCCOMBE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 9, 1999 by JOHN HOWARD GRIFFITH AND KAREN E. MCCOMBE.



Marion Grantham
(Notary Public for Oregon)
My commission expires 1/22/01

ESCROW NO. MT48658-MG

Return to:
RICHARD W. ENGLAND
2210 LINDLEY WAY
KLAMATH FALLS, OR 97601

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

Beginning at a point 1,564 feet East of the Southwest corner of the NW1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian; thence South 380 feet; thence East 275 feet to the true point of beginning of this description; thence North a distance of 100 feet, more or less, thence East at right angles to said East line a distance of 70 feet to a point; thence South parallel to said East line a distance of 100 feet; more or less; thence West 70 feet to the point of beginning.

PARCEL 2

The following real property in Klamath County, Oregon:

A portion of the SE1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1564 feet East of the Southwest corner of the NW1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 380 feet more or less to the North line of Lindley Way; thence East along the North line of Lindley Way 205 feet to the Southeast corner of a tract heretofore conveyed to Carl Range in Deed Volume 347 at page 427, Klamath County Records, which is the true point of beginning of this description; thence North along the East line of said Range tract a distance of 100 feet; thence East parallel to the North line of Lindley Way a distance of 70 feet; thence South parallel to the East line of said Range tract a distance of 100 feet more or less to the North line of Lindley Way; thence West along the North line of Lindley Way a distance of 70 feet more or less to the point of beginning.

State of Oregon, County of Klamath
Recorded 8/12/99, at 3:26 p. m.
In Vol. M99 Page 32596
Linda Smith,
County Clerk Fee \$ 35 - KR