

'01 OCT 19 PM3:18

MT55301-TM
WARRANTY DEED

JUANITA S. FAIRCLO,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

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JAMES B. O'CONNOR,

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:

Lot 3 in TRACT 1343, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT# 3909-012BA-04500

KEY# 885786


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.

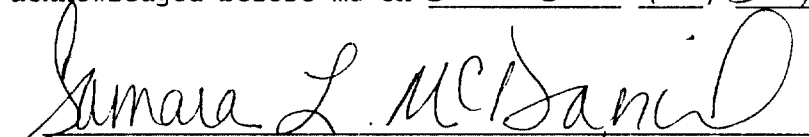
The true and actual consideration for this conveyance is 23,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 814, KLAMATH FALLS, OR 97601

Dated this 10 day of October, 2001


JUANITA S. FAIRCLO
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 10, 2001 by JUANITA S. FAIRCLO.

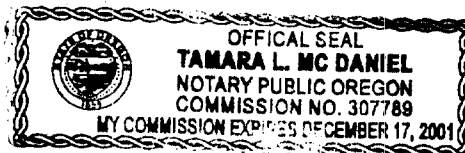

(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT55301-TM

Return to:

JAMES B. O'CONNOR
PO BOX 814
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 10/19/01 at 3:18p m.
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Linda Smith,
County Clerk Fee\$ 21.00

21.00M