

MTC 73885-KR

WARRANTY DEED

MARION KIRKPATRICK and MERLE L. KIRKPATRICK, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: CLARENCE M. KIRKPATRICK III and JANE E. KIRKPATRICK, 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 \$ 131,550.34.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 27623 MICKA ROAD, MALIN, OR 97632

Dated this 15th day of January, 1997

Marion Kirkpatrick
MARION KIRKPATRICK

Merle L. Kirkpatrick
MERLE L. KIRKPATRICK

STATE OF OREGON SS. JANUARY 15th 19 97
COUNTY OF KLAMATH

Personally appeared the above named Marion Kirkpatrick and
Merle L. Kirkpatrick

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Susan E. Davis

Notary Public for Oregon

My commission expires Aug 19, 2000

ESCROW NO. MT40240-KR

Return to:
CLARENCE M. KIRKPATRICK III
27623 MICKA ROAD
MALIN, OR 97632

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northwest corner of Government Lot 6 in Section 7 in Township 41 South of Range 12 East of the Willamette Meridian, Klamath County, Oregon, and running thence North along the East line of the Northwest quarter of the Southeast quarter, and the Southwest quarter of the Northeast quarter of said Section, 40 chains to the Northeast corner of the said Southwest quarter of Northeast quarter; thence West along the North line of said Southwest quarter of Northeast quarter and Southeast quarter of Northwest quarter, and Government Lot 2 of said Section, 43 chains to the Township line at the Northwest corner of said Government Lot 2; thence South along the Township line 40 chains; thence East 23 chains to the Northwest corner of Government Lot 5 of said section, and thence East along the said North line of said Government Lot 5 to the place of beginning, and including the Northwest quarter of the Southeast quarter, the Southwest quarter of the Northeast quarter, the Southeast quarter of the Northwest quarter, and Government Lot 2 of said Section, and parts of Government Lots 3 and 4 thereof, SAVING AND EXCEPTING those certain rights and easements conveyed to the United States of America, by deed recorded on page 511 of Volume 21, on page 605 of Volume 39, on page 191 of Volume 47 and on page 523 of Volume 116, Deed Records of Klamath County, Oregon.