



Aspen

TITLE & ESCROW, INC.

Aspen 33005

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
ANNETTE PURVIANCE

1748 Fargo
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JOHN S. BILLINGS TRUST hereinafter called grantor, convey(s) to
ANNETTE PURVIANCE, hereinafter called grantee, all that real
property situated in the County of Klamath, State of Oregon,
described as:

The North one-half of Lot 11, Block 8, PLEASANT VIEW TRACTS, in
the County of Klamath, State of Oregon, EXCEPTING THEREFROM the
Easterly 5 feet thereof, conveyed for road purposes.

SUBJECT TO:

1. Regulations, including levies, assessments, water and
irrigation rights and easements for ditches and canals, of
Enterprise Irrigation District.

2. Regulations, including levies, liens, assessments, rights of
way and easements of the South Suburban Sanitary District, and
as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at
page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in
Book M-86 at page 9346 and as per Ordinance No. 31, recorded
January 6, 1988 in Book M-88 at page 207.

3. Reservations and restrictions contained in Deed from C.C.
Lewis, et ux., to Chester Rouse et ux., dated October 29, 1936,
recorded July 13, 1940 in Book 130 at page 417, Deed Records of
Klamath County, Oregon, as follows: "excepting and reserving to
first parties, their heirs and assigns, the right at any time
to construct, build and erect ditches, telephone lines,
telegraph lines and electrical power lines in and upon said
premises, and to keep and maintain the same, said right to be
for the benefit of the lands and premises adjoining the above
described lands."

AP "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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except those set out above.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$17,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 3rd day of January, 1989. JOHN S. BILLINGS TRUST

JOHN S. BILLINGS, CO-TRUSTEE

GLADYS M. BILLINGS, CO-TRUSTEE

Continued on next page

15 JAN 11 1989

WARRANTY DEED - INDIVIDUAL
PAGE 2

John S. Billings
JOHN S. BILLINGS, INDIVIDUALLY

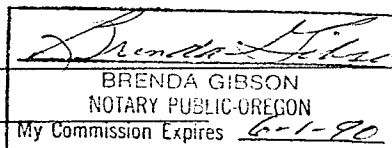
Gladys M. Billings
GLADYS M. BILLINGS, INDIVIDUALLY

STATE OF OREGON, County of Jackson ss.

JANUARY 6, 1989.

Personally appeared the above named JOHN S. BILLINGS AND GLADYS M. BILLINGS, CO-TRUSTEES OF THE JOHN S. BILLINGS TRUST and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:
Notary Public for OREGON
My Commission Expires:

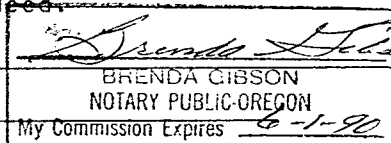


STATE OF OREGON, County of Jackson ss.

January 6, 1989.

Personally appeared the above named JOHN S. BILLINGS AND GLADYS M. BILLINGS, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Notary Public for Oregon
My Commission Expires:



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 9th day
of Jan. A.D., 19 89 at 11:15 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 483.

Evelyn Biehn County Clerk

FEE \$13.00

By Pauline Muelendore