

0203263
WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
MARK L. MC GAHAN

4515 Selma
Klamath Falls, OR 97601

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

KENNETH H. KINSMAN AND LINDA I. KINSMAN, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to MARK L. MC GAHAN,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 12, NEW DEAL TRACTS, in the County of Klamath, State of
Oregon.

CODE 41 MAP 3809-35CC TL 7900 Key #448411

SUBJECT TO:

1. Conditions and Restrictions as shown on the recorded plat of
New Deal Tracts.
2. Regulations, including levies, assessments, water and
irrigation rights and easements for ditches and canals, of
Enterprise Irrigation District.
3. 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.
4. Reservations, including the terms and provisions thereof,
dated November 24, 1939, recorded January 22, 1943 in Book 152
at page 386, Deed Records, wherein A. J. Tracy, Inc., reserved
the right to construct, build and erect ditches, telephone lines
and electric power lines.

"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.

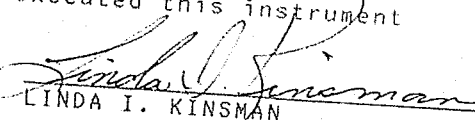
and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$29,500.00.

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 6th day of April, 1989.


KENNETH H. KINSMAN


LINDA I. KINSMAN

Continued on next page

APR 12 AM 10 22

MLM

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PAGE 2

STATE OF OREGON, County of KLAMATH)ss.

April 13, 1989

Personally appeared the above named KENNETH H. KINSMAN AND LINDA I. KINSMAN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Andrea Handsaker
Notary Public for OREGON
My Commission Expires: 7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day
of April A.D., 19 89 at 10:22 o'clock A.M., and duly recorded in Vol. M89,
of Deeds on Page 6235.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline Mulendore