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Aspen
 TITLE & ESCROW, INC.
Vol. m89 Page 11327

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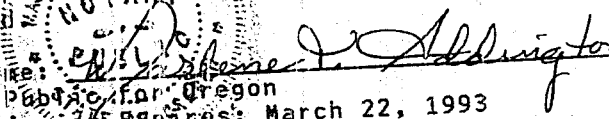
WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

DANA ANTHONY DUNCAN
KATHERYN LORRAINE DUNCAN101 Las Ondas
Santa Barbara, CA 93109UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEGREGORY ALAN HUNTER, hereinafter called GRANTOR, convey(s) to
DANA ANTHONY DUNCAN and KATHERYN LORRAINE DUNCAN, husband and
wife, hereinafter called GRANTEES, all that real property
situated in the County of Klamath, State of Oregon, described
as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN."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: 1) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions and restrictions as shown on the
recorded plat of Nichols Addition. 3) Trust Deed, including
terms and provisions thereof, recorded September 12, 1986 in
Book M86, page 16482, in favor of Bobby L. Mitchell and Shirley
J. Mitchell, who subsequently assigned their Beneficial interest
to Richard Henry, Jr. by Assignment recorded September 10,
1987, in Book M87, page 16473, which Trust Deed the Grantees
herein agree to assume and pay according to the terms contained
thereinand 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
\$16,000.00.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 31st day of March, 1989.

 GREGORY ALAN HUNTER

STATE OF OREGON, County of Klamath)ss.

June 20, 1989Personally appeared the above named Gregory Alan Hunter and
acknowledged the foregoing instrument to be his voluntary act
and deed.Before me: 
Notary Public for Oregon
My Commission Expires: March 22, 1993

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EXHIBIT "A"

A portion of Lot 1, Block 65, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Southerly line of 9th Street 104 feet Northwesterly from the Southeasterly (or more Easterly) corner of Lot 1, Block 65, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS; thence Southwesterly and parallel with Grant (formerly Franklin) Street 86 feet; thence Northwesterly and parallel with 9th Street 50 feet; thence Northeasterly parallel with said Grant Street 86 feet; thence Southeasterly along Southerly line of 9th Street 50 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 26th day
of June A.D., 19 89 at 10:59 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 11327.

FEE \$13.00

Evelyn Biehn County Clerk

By Roseline Mullendore