



WARRANTY DEED

AFTER RECORDING RETURN TO:
ANTHONY M. TANNER
4608 Bisbee
Klamath Falls, OR 97603

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

HAROLD PICKRELL AND MARGARET A. PICKRELL WHO ACQUIRED TITLE AS
MARGARET A. JAEGER, HUSBAND AND WIFE hereinafter called
GRANTOR(S), convey(s) to ANTHONY M. TANNER hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

The North 139.6 feet of Lot 11, Block 3, SECOND ADDITION TO
ALTAMONT ACRES, in the County of Klamath, State of Oregon.
EXCEPTING THEREFROM 5 feet off the East Boundary for the
widening of Bisbee Street, as disclosed by instrument recorded
July 1, 1965 in Book 362 at page 563, Deed Records.

CODE 41 MAP 3909-10DC TL 1600

"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) Conditions,
Restrictions as shown on the recorded plat of Second Addition to
Altamont Acres. 2) Regulations, including levies, assessments,
water and irrigation rights and easements for ditches and
canals, of Klamath 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, and as per Ordinance No. 32,
recorded May 14, 1990 in Book M-90 at page 9131. 4)
Reservations, including the terms and provisions thereof, as set
forth in deed recorded February 6, 1937 in Book 108 at page 97,
and recorded May 5, 1937 in Book 109 at page 94, Deed Records.
5) Warranty Clearance Easement, including the terms and
provisions thereof, from Steve H. Wilson, et ux., to the United
States of America, dated February 12, 1964, recorded April 2,
1964 in Book 352 at page 131, Deed Records of Klamath County,
Oregon.

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
\$87,500.00.

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 19th day of February, 1991.

Harold Pickrell
HAROLD PICKRELL

Margaret A. Pickrell

MARGARET A. PICKRELL, who acquired title as MARGARET A. JAEGER

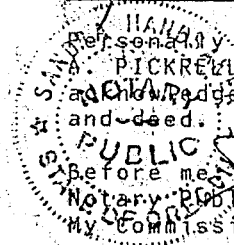
91 MAR 4 AM 10 37

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STATE OF OREGON, County of KLAMATH) ss.

February 28, 1991

Personally appeared the above named HAROLD PICKRELL and MARGARET A. PICKRELL WHO ACQUIRED TITLE AS MARGARET A. JAEGER and acknowledged the foregoing instrument to be her voluntary act and deed.



Sandra Handscher
Notary Public for OREGON
My Commission Expires: 7-23-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 4th day of March A.D., 19 91 at 10:37 o'clock A.M., and duly recorded in Vol. M91 of Deeds on Page 3845.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mullendore

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WITNESSES: _____

WITTE & ESCROW INC.
Wabeu