

28523


Aspen
 TITLE & ESCROW, INC.

 Aspen Title # 01035931
 WARRANTY DEED

 Vol. 791 Page 7494

 AFTER RECORDING RETURN TO:
 Mr. and Mrs. Thomas M. Donlan
 1900 Tiffany Street
 KLAMATH FALLS, OR 97601

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

 ARTHUR MCCLUSKEY, JR., TRUSTEE FOR 1985 MCCLUSKEY FAMILY TRUST,
 hereinafter called GRANTOR(S), convey(s) to THOMAS M. DONLAN and
 BEVERLY ANN DONLAN, husband and wife, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

 Lots 17 and 18 in Block 15 of ELDORADO HEIGHTS, in the City of
 Klamath Falls, County of Klamath, State of Oregon.

Code 1, Map 3809-20DD. Tax Lots 4900 and 5000.

 "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." *Jm D BLD*

 and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except: 1) Taxes for the
 fiscal year 1990-'91. 2) Regulations, including levies, liens
 and utility assessments of the City of Klamath Falls. 3)
 Conditions and restrictions as shown on the recorded plat of
 Eldorado Heights.,

 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
 \$80,000.00.

 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 17th day of December, 1990.

1985 MCCLUSKEY FAMILY TRUST

BY:

Arthur McCluskey, Jr.
 ARTHUR MCCLUSKEY, JR., TRUSTEE

Arthur McCluskey, Jr.
 ARTHUR MCCLUSKEY, JR.

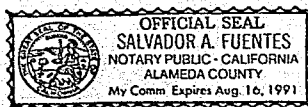
 STATE OF CALIFORNIA, County of ALAMEDA) ss.

 On this 24th day of JANUARY 1991, personally appeared Arthur
 McCluskey, Jr. as Trustee for the 1985 McCluskey Family Trust
 and individually and acknowledged the foregoing instrument to be
 his voluntary act and deed.

Before me:

Salvador A. Fuentes
 Notary Public for California

My Commission Expires:

AUG 16, 1991


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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day
of April A.D., 19 91 at 10:02 o'clock a M., and duly recorded in Vol. M91,
of Deeds on Page 7494

EVELYN BIEHN County Clerk

By Bernetha A. Kitch

FEE \$33.00