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WARRANTY DEED

AFTER RECORDING RETURN TO:

KIRK R. SIPES

DEANNA S. SIPES

1831 Kane St

Klamath Falls OR 97603

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

DONALD RAY HANEY hereinafter called GRANTOR(S), convey(s) to
KIRK R. SIPES an DEANNA S. SIPES, husband and wife hereinafter
called GRANTEE(S), all that real property situated in the County
of KLAMATH, State of Oregon, described as:

Lot 67, YALTA GARDENS, in the County of Klamath, State of
Oregon.

CODE 41 MAP 3909-2A8 TL 3800

KB
O.S. "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 covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and those apparent upon the land.

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
\$47,000.00.

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 24th day of July, 1992.

Donald Ray Haney
DONALD RAY HANEY

STATE OF OREGON, County of KLAMATH)ss.

July 27, 1992

Personally appeared the above named DONALD RAY HANEY and
acknowledged the foregoing instrument to be HIS voluntary act
and deed.

Before me, Linda Handwerker
Notary Public for OREGON
My Commission Expires: 7/23/92

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 29th day
of July A.D., 19 92 at 10:12 o'clock A.M., and duly recorded in Vol. M92
of Deeds on Page 16764.

FEE \$30.00

Evelyn Biehn - County Clerk
By Pauline M. Handwerker