



WARRANTY DEED

AFTER RECORDING RETURN TO:
JOHN WILLIAM KIMMEL
CARLA JEAN KIMMEL

8229 Hunt, 666
Klamath Falls, OR 97601

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

KEIYEI SHINSATO and NICOLE SHINSATO, hereinafter called
GRANTOR(S), convey(s) to JOHN WILLIAM KIMMEL and CARLA JEAN
KIMMEL, husband and wife hereinafter called GRANTEE(S), 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 covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and 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
\$67,900.00.

In construing this deed and where the context so requires, the
singular includes the plural.

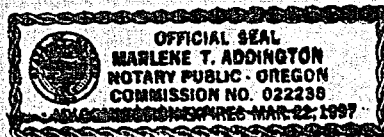
IN WITNESS WHEREOF, the grantor has executed this instrument
this 24th day of May 1993.

Nicole Shinsato
NICOLE SHINSATO

Keiyei Shinsato
KEIYEI SHINSATO

STATE OF OREGON, County of KLAMATH)ss.

May 24, 1993



Personally appeared the above named NICOLE SHINSATO and KEIYEI
SHINSATO and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-97

A portion of the SW 1/4 NW 1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant Southwesterly along said line of Highway 377.9 feet from the intersection of said line and the East line of said SW 1/4 NW 1/4; thence Southwesterly along said line of Highway 100 feet to the Southwesterly corner of property herein conveyed; thence North 35 degrees West a distance of 400 feet; thence Northeasterly and parallel to the said line of Highway, to the North line of the SW 1/4 NW 1/4; thence Easterly along the North line of the SW 1/4 NW 1/4 of Section 23, to a point North 35 degrees West of the point of beginning, said point being the Northwestern corner of the property conveyed to Willard L. Johnson, et ux., by Deed recorded on Page 136, of Volume 323 of Deeds; thence South 35 degrees East along the Southwesterly line of said Johnson property to the point of beginning.

CODE 20 MAP 3908-23B0 TL 2800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 27th day
of May A.D., 19 93 at 10:32 o'clock A M., and duly recorded in Vol. M93,
of Deeds on Page 12089.

FEE \$35.00

Evelyn Biehn County Clerk
By Annette Mueller