



WARRANTY DEED

#010341394

AFTER RECORDING RETURN TO:

HAROLD J. ATKINSON
MARILYN L. ATKINSON
6716 SHASTA WAY
KLAMATH FALLS, OR 97603

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

BOBBY L. MITCHELL and SHIRLEY J. MITCHELL, husband and wife,
hereinafter called GRANTOR(S), convey(s) to HAROLD J. ATKINSON
and MARILYN L. ATKINSON, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF.....

mya "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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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
\$60,000.00.

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 15th day of March, 1994.

Bobby Lee Mitchell
BOBBY L. MITCHELL

Shirley J. Mitchell
SHIRLEY J. MITCHELL

STATE OF OREGON, County of Klamath)ss.

On this 15th day of March, 1994,

Personally appeared the above named BOBBY L. MITCHELL and
SHIRLEY J. MITCHELL 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

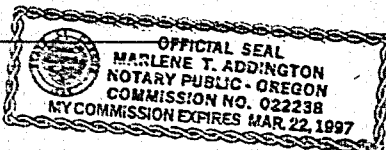


EXHIBIT "A"

A portion of the NE 1/4 SE 1/4 Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the West line of Madison Street and the Northerly bank of the Enterprise Canal, which iron pin bears South 30.0 feet and West 30.0 feet and South 396.7 feet from the East quarter corner of said Section 2; thence along the Northerly bank of the Enterprise Canal North 70 degrees 19' West a distance of 123.1 feet to a one inch iron axel; thence North a distance of 85.6 feet to a point; thence East, parallel with the South right of way line of South Sixth Street a distance of 115.9 feet to a point on the West line of Madison Street; thence South along said West line a distance of 126.7 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-2DA TL 200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 16th day
of March A.D., 19 94 at 10:27 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 7983.

FEE \$35.00

Evelyn Biehn County Clerk

By Annette Mueller