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04-05-94P02:36 RCVD

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WARRANTY DEED

#03041428

AFTER RECORDING RETURN TO:

RICKY L. VAN LEUVEN
LOWANN L. VAN LEUVEN
4717 VILLA DRIVE
KLAMATH FALLS, OR 97603

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

JEAN ANNE GREGG hereinafter called GRANTOR(S), convey(s) to
RICKY L. VAN LEUVEN and LOWANN L. VAN LEUVEN, husband and wife
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 7, Block 12, Tract No. 1026, THE MEADOWS, in the County of
Klamath, State of Oregon.

Code 41 Map 3909-11CD TL 600

"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.

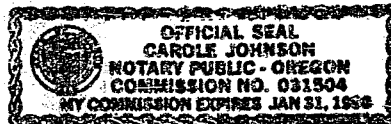
The true and actual consideration for this transfer is
\$75,500.00.

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 5th day of April, 1994.

JEAN ANNE GREGG
JEAN ANNE GREGG

STATE OF OREGON)
) ss.
County of Klamath)



The foregoing instrument was acknowledged before me this 5th
day of April, 1994, by JEAN ANNE GREGG.

Before me: Carole Johnson
Notary Public for Oregon
Commission No. 031504
My Commission Expires: 1-31-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 5th day
of April A.D., 19 94 at 2:36 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 10081

FEE \$30.00

By Evalyn Biehn County Clerk
By Dorinda Mullendore