

WARRANTY DEED

ASPEN TITLE #01041579

AFTER RECORDING RETURN TO:
JEFF M. BREITBARTH
P.O. BOX 687
MEDFORD, OR. 97501

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

MILBORN J. MICKLE and RUTH M. MICKLE, husband and wife,
hereinafter called GRANTOR(S), convey(s) to JEFF M. BREITBARTH,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 4 in Block 2 of Tract 1121, FIRST ADDITION TO KENO HILLSIDE
ACRES, in the County of Klamath, State of Oregon.

Code 21, Map 3908-31D0, Tax Lot 2100

"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:

1) Covenants, conditions, restrictions, reservations, rights,
rights of way and easements of record, if any, and apparent
upon the land.

2) Trust Deed, including the terms and provisions thereof,
in favor of United States of America, acting through the
Farmers Home Administration, United States Department of
Agriculture, recorded August 29, 1986 in Book M-86, Page 15675,
which Trust Deed the Grantee herein agrees to assume and pay
according to the terms contained therein.,

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
\$48,236.00.

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 June, 1994.

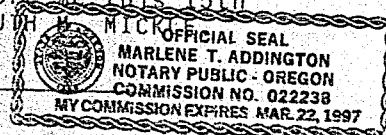
Milborn J. Mickle
MILBORN J. MICKLE

Ruth M. Mickle
RUTH M. MICKLE

STATE OF OREGON)
)ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 15th
day of June, 1994, by MILBORN J. MICKLE and RUTH M. MICKLE.

Before me: *Marlene T. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 1997



Aspen
TITLE & ESCROW, INC.

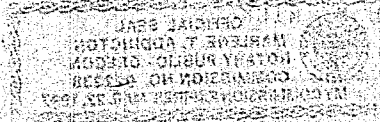
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 15th day
of June A.D., 19 94 at 3:56 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 18908.

FEE \$35.00

Evelyn Biehn ~ County Clerk

By Pauline Mullenbake



[Handwritten signature]