

83425

Aspen
TITLE & ESCROW, INC.

06-23-94A11:28 RCVD

Vol. 94 Page 20034

WARRANTY DEED

- ASPEN TITLE ESCROW NO. 01041792

AFTER RECORDING RETURN TO:
Mr. and Mrs. Larry A. Powers
2403 Lindley Way
Klamath Falls, OR. 97601

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

KEVIN M. PICKNELL and JANIE N. PICKNELL, husband and wife,
hereinafter called GRANTOR(S), convey(s) to LARRY A. POWERS and
GRACE E. POWERS, 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 ATTACHED HERETO AND MARKED EXHIBIT "A" 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 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
\$83,200.00.

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 June 1994.

Kevin M. Picknell
KEVIN M. PICKNELL

Janie N. Picknell
JANIE N. PICKNELL

STATE OF OREGON

County of Klamath

The foregoing instrument was acknowledged before me this 24th
day of June, 1994, by KEVIN M. PICKNELL and JANIE N. PICKNELL.

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

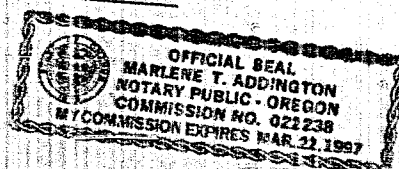


EXHIBIT "A"

20035

A tract of land situated in the S 1/2 NW 1/4 of Section 5, 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 an iron pin located South 429.0 feet and East 945.8 feet from the iron pin which marks the Southwest corner of the NW 1/4 NW 1/4 of Section 5; thence East 120.0 feet to an iron pin; thence South 119.0 feet to an iron pin; thence West 120.0 feet to an iron pin; thence North 119.0 feet, more or less, to the point of beginning.

CODE 4 MAP 3909-5BC 1L 3800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 28th day
of June A.D., 19 94 at 11:28 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 20034

FEE \$35.00

Evelyn Biehn County Clerk

By Caroline Mullendorp