

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO. 33519
ESCROW NO. 27-21937
TAX ACCT. NO. 476049
MAP #

GRANTEE'S NAME AND ADDRESS:

THOMAS G. SPRADLIN
6030 SE 136TH AVE.
PORTLAND, OR 97236

MTC 33519
WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

K. MARK JUNGNITSCH Grantor,

conveys and warrants to:

THOMAS G. SPRADLIN and EDITH W. SPRADLIN, husband and wife, Grantee,
the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO:

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 30.930.

The true consideration for this conveyance is \$11,000.00 . However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration. If grantor is a corporation, this has been
signed by authority of the Board of Directors.

Dated this 2ND day of AUGUST, 1994;

GRANTOR(S):

K. Mark Jungnitsch P.O.A Patricia M. Ramey
K. MARK JUNGNITSCH

STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on AUGUST 2ND, 1994,
by K. MARK JUNGNITSCH PATRICIA M. RAMEY AS ATTORNEY IN
FACT FOR K. MARK JUNGNITSCH

Karin Lea
Notary Public for Oregon

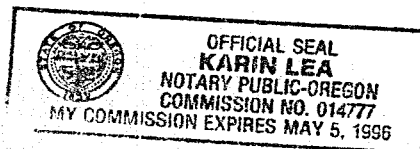
My commission expires: 05/05/96

EXHIBIT "A"

LOT 2 IN BLOCK 1 OF TRACT NO. 1255, RAMEY ACRES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. A. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.

B. PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

2. A. EASEMENTS, LIENS, ENCUMBRANCES, INTERESTS OR CLAIMS THEREOF WHICH ARE NOT SHOWN BY ANY PUBLIC RECORDS.

B. FACTS, RIGHT, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION HEREOF.

3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

4. A. UNPATENTED MINING CLAIMS.

B. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.

C. WATER RIGHTS, CLAIMS OR TITLE TO WATER; WHETHER OR NOT THE MATTERS EXCEPTED UNDER A., B., OR C. ARE SHOWN BY PUBLIC RECORD.

5. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

6. TAXES FOR THE FISCAL YEAR 1994-95, A LIEN NOT YET DUE AND PAYABLE. TAX ACCOUNT NO: 2408-025C0-00200.

7. COVENANTS, CONDITIONS AND RESTRICTIONS, AS SHOWN ON THE RECORDED PLAT, TO WIT: "HEREBY DEDICATE, DONATE AND CONVEY TO THE PUBLIC USE FOREVER, ALL STREETS AND EASEMENTS SHOWN ON THE ANNEXED PLAT; SAID PLAT BEING SUBJECT TO BUILDING SETBACKS AS REQUIRED IN THE R-1 ZONE AT SUCH TIME AS BUILDING PERMITS ARE APPLIED."

8. RIGHT OF WAY EASEMENT DATED MAY 10, 1989 AND RECORDED JUNE 29, 1989 IN VOLUME M89, PAGE 11705, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

9. THE EFFECT OF AFFIDAVIT DATED MAY 15, 1990 AND RECORDED MAY 18, 1990 IN VOLUME M90, PAGE 9517, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 8th day
of August A.D., 19 94 at 3:44 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 24399

Evelyn Biehn County Clerk

By Randine Mulendore

FEE \$35.00