

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

KEY TITLE NO. 33520
ESCROW NO. 27-21936
TAX ACCT. NO. 476056 & 4760057
MAP #

GRANTEE'S NAME AND ADDRESS:

APRIL E. MAKINSON
1323 SE PINE
ROSEBURG, OR 97470

mtc 33520
WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

K. MARK JUNGNETSCH Grantor,

conveys and warrants to:

APRIL E. MAKINSON and MARLE E. MILLER, not as tenants in common, but with the
right of survivorship, 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: SEE ATTACHED EXHIBIT A FOR EXCEPTIONS

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 \$22,000.00 . 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 JUNGNETSCH

STATE OF OREGON, County of DESCHUTES) ss.

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

Karin Lea
Notary Public for Oregon

My commission expires: 05/05/96

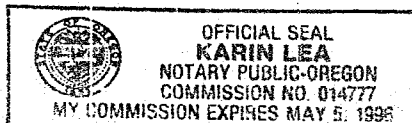


EXHIBIT A

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. Any 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 1994-1995, a lien not yet due and payable.
Account No: 2408-025C0-00800 Key No: 476056
Code No: 048

Account No: 2408-025C0-00900 Key No: 476057
Code No: 048

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, subject to the terms and provisions thereof;
Dated: May 10, 1989
Recorded: June 29, 1989
Volume: M89, page 11705, Microfilm Records of Klamath County, Oregon
In Favor of: Midstate Electric Cooperative, Inc.

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, by Midstate Electric Cooperative, Inc.

**Lots 8 and 9 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.**

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 24403

FEE \$35.00

Evelyn Biehn County Clerk
By Dorlene Miller