



89475

10-11-94P03:35 RCVD

WARRANTY DEED

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ASPEN TITLE #01042130

AFTER RECORDING RETURN TO:
TIMM BURR, INC.
325 MAIN ST Suite 203
KLAMATH FALLS, OR 97601

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

JAMES R. HAKANSON and STEPHANIE R. HAKANSON, husband and wife,
hereinafter called GRANTOR(S), convey(s) to TIMM BURR, INC., AN
OREGON CORPORATION, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

The W 1/2 of the NW 1/4 of the SW 1/4 of the NE 1/4 of Section
28, Township 34 South, Range 7 Est of the Willamette Meridian,
in the County of Klamath, State of Oregon.

Code 138, Map 3407-28A0, Tax Lot 1200

"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
\$11,550.00.

In construing this deed and where the context so requires, the
singular includes the plural.

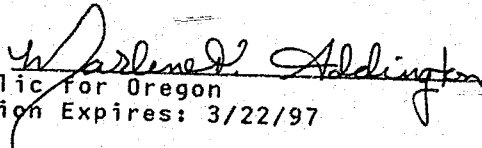
IN WITNESS WHEREOF, the grantor has executed this instrument
this 7th day of October 1994.

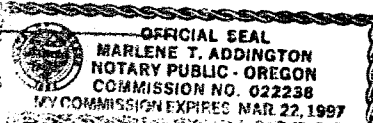

JAMES R. HAKANSON


STEPHANIE R. HAKANSON

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 10th
day of October, 1994, by JAMES R. HAKANSON and STEPHANIE R.
HAKANSON.


Before me: 
Notary Public for Oregon
My Commission Expires: 3/22/97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 11th day
of Oct A.D., 19 94 at 3:35 o'clock PM., and duly recorded in Vol. M94
of Deeds on Page 31772.

FEE \$30.00

Evelyn Biehn
By  County Clerk