

WARRANTY DEED

ASPEN TITLE #01042376

AFTER RECORDING RETURN TO:
SONDRA H. SHIPTON
3945 RIO VISTA
KLAMATH FALLS, OR 97603

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

DORENE F. MC NAIR hereinafter called GRANTOR(S), convey(s) to
SONDRA H. SHIPTON, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO 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
\$8,500.00.

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 10th day of October 1994.

Dorene F. McNair
DORENE F. MC NAIR

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 13th
day of October, 1994, by DORENE F. MC NAIR.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3/22/97

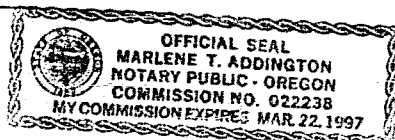


EXHIBIT "A"

32090

The most Easterly 90 feet of portion of NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 89 degrees 40' West 30 feet and North 1 degree 12' West along said Westerly right of way line 1225.9 feet from an iron pin in the center of Summers Lane that marks the Southeast corner of NE 1/4 NE 1/4 of Section 10; thence continuing North 1 degree 12' West along said Westerly right of way line 72.7 feet to an iron pin; thence South 89 degrees 40' West 240 feet to a point; thence South 1 degree 12' East 72.7 feet to a point; thence North 89 degrees 40' East 240 feet, more or less, to a point of beginning.

CODE 41 MAP 3909-10AA TL 101

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co
of Oct A.D., 19 94 at 10:29 o'clock A.M., and duly recorded in Vol. 14th day
of Deeds on Page 32089
Evelyn Biehn County Clerk
By Pauline Willendore

FEE \$35.00