



WARRANTY DEED

#03042459

AFTER RECORDING RETURN TO:

IONA M. O'QUINN
JAMES M. O'QUINN

P.O. Box 819
MERRILL, OR 97532

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

IONA MAY O'QUINN hereinafter called GRANTOR(S), convey(s) to
IONA M. O'QUINN AND JAMES M. O'QUINN, husband and wife
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 5, Block 20, CITY OF MERRILL, in the County of Klamath,
State of Oregon.

CODE 14 MAP 4110-100 TAX LOT 4900

"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, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

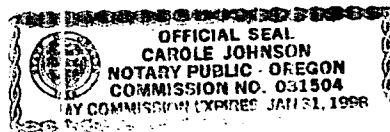
The true and actual consideration for this transfer is TO CLEAR
TITLE.

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 1st day of January, 1995.

Iona May O'Quinn
IONA MAY O'QUINN

STATE OF OREGON)
County of Klamath) ss



The foregoing instrument was acknowledged before me this 1st
day of January, 1995, by IONA MAY O'QUINN.

Before me: Carole Johnson
Notary Public for Oregon
My Commission Expires: 1-31-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 9th day
of Jan A.D., 19 95 at 11:07 o'clock AM, and duly recorded in Vol. M95
of Needs on Page 492

Bernetha G. Letsch County Clerk

By Carole Johnson

FEE \$30.00