



WARRANTY DEED

ATE 102042707
AFTER RECORDING RETURN TO:

CYNTHIA GALLAGHER
JAMES J. GALLAGHER
P.O. BOX 359
CHETOQUIN, OREGON 97624

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

JOYCE M. MAXWELL and LEONARD C. MAXWELL, hereinafter called
GRANTOR(S), convey(s) to CYNTHIA A. GALLAGHER ~~and JAMES J.~~
~~GALLAGHER, husband and wife~~ hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

Lot 12, Block 63, LAKEVIEW ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

"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 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 appearing 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
\$37,500.00.

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 29th day of December, 1995.

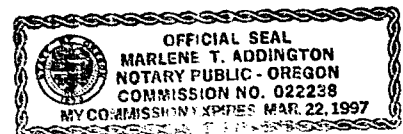
Joyce M. Maxwell
JOYCE M. MAXWELL

Leonard C. Maxwell
LEONARD C. MAXWELL

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 9th
day of December, 1995, by JOYCE M. MAXWELL and LEONARD C. MAXWELL.

Before me: Marlene T. Addington
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 9th day
of Jan, A.D. 1995 at 3:53 o'clock P.M. and duly recorded in Vol. M95
of Deeds on Page 632.

Bernetha G. Letsch - County Clerk

FEE \$30.00

By Pauline J. Mulendore