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01-31-95P03:39 RCVD

Vol m95 Page 2215**Aspen**
TITLE & ESCROW, INC.

WARRANTY DEED

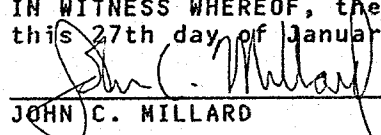
ASPEN TITLE ESCROW NO. 01042747

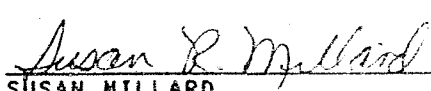
AFTER RECORDING RETURN TO:
MR. & MRS. SHAWN M. ATKINSON
312 McKinley Apt B
Klamath Falls OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEJOHN C. MILLARD, who acquired John R. Millard, AND SUSAN
MILLARD, husband and wife, hereinafter called GRANTOR(S),
convey(s) to SHAWN M. ATKINSON AND KATHLEEN L. ATKINSON, husband
and wife, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:The Northwesterly 58 feet of the Southwesterly 9 inches of Lot
3, ALL of Lot 4, and the Northeasterly 2 feet and 8 inches of
Lot 5, all in Block 28, FIRST ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32BA TAX LOT 9700

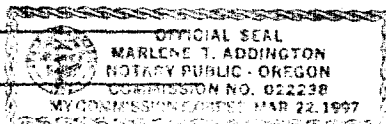
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THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED 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
\$59,000.00. paid to an accomodator pursuant to an IRC 1031
exchange.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 27th day of January, 1995.

JOHN C. MILLARD


SUSAN MILLARD

STATE OF OREGON, County of Klamath)ss.

On January 30, 1995, personally appeared the above named JOHN C.
MILLARD AND SUSAN MILLARD and acknowledged the foregoing
instrument to be their voluntary act and deed.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 31st day
of Jan A.D., 19 95 at 3:39 o'clock P.M., and duly recorded in Vol. M95
of Deeds on Page 2215

Bernetha G. Letsch

County Clerk

FEE \$30.00

By Marlene T. Addington