



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05042785

AFTER RECORDING RETURN TO:
MR. & MRS. WILLIAM A. OLDEN, II
4463 BARRY AVE.
KLAMATH FALLS, OREGON 97603

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

CHRISTOPHER T. SANDERS, hereinafter called GRANTOR(S), convey(s)
to WILLIAM A. OLDEN, II AND TONYA L. OLDEN, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

The N1/2 of Lot 3, Block 2, HOME ACRES, in the County of
Klamath, State of Oregon.

CODE 41 MAP 3909-3BA TAX LOT 700

"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
\$43,000.00.

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

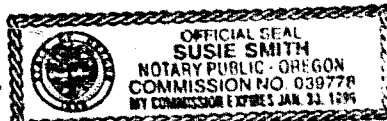
IN WITNESS WHEREOF, the grantor has executed this instrument
this 1st day of February, 1995.

Christopher T. Sanders
CHRISTOPHER T. SANDERS

C.T.S.

Jackson SS.

STATE OF OREGON, County of Klamath)ss.



On February 3, 1995, personally appeared the above named
CHRISTOPHER T. SANDERS and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 1/30/99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day
of February A.D., 19 95 at 3:24 o'clock P. M., and duly recorded in Vol. m95
of Deeds on Page 2696.

Bernetha G. Letsch County Clerk

By Bernetha G. Letsch

FEE \$30.00