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02-16-95A10:59 RCVD

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WARRANTY DEED

ASPEN TITLE #05042901
 AFTER RECORDING RETURN TO:
 ROWE F. KINNEY
 2884 HOMEDALE RD.
 KLAMATH FALLS, OREGON 97603

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

DAN B. RYAN AND ROXSANNA RYAN, hereinafter called GRANTOR(S),
 convey(s) to ROWE F. KINNEY, hereinafter called GRANTEE(S), all
 that real property situated in the County of Klamath, State of
 Oregon, described as:

Lots 1 and 2, Block 1, Tract No. 1009, YONNA WOODS, in the County
 of Klamath, State of Oregon.

CODE 36 MAP 3711-3180 TAX LOT 1700
 CODE 114 MAP 3711-3180 TAX LOT 1600

"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 \$65,000.00.

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 10th day of February 1995.

Dan B. Ryan
 DAN B. RYAN

Roxsanna Ryan
 ROXSANNA RYAN

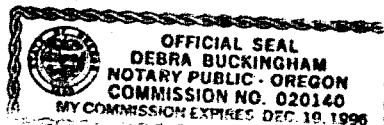
STATE OF OREGON, County of Klamath)ss.

On this 15th day of FEBRUARY, 1995,

Personally appeared the above named DAN B. RYAN AND ROXSANNA RYAN
 and acknowledged the foregoing instrument to be THEIR voluntary
 act and deed.

Before me: Debra Buckingham
 Notary Public for OREGON

My Commission Expires: 12-19-96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 15th day
 of Feb A.D., 19 95 at 10:59 o'clock A M., and duly recorded in Vol. M95
 of Deeds on Page 3456

FEE \$30.00

Bernetha G. Letsch - County Clerk

By Debra Buckingham