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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

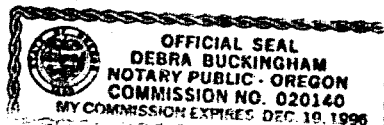
STATE OF OREGON, County of Klamath)ss.

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