

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DANNY R. ALLEN and CYNTHIA L. ALLEN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY E. BURNS and BARBARA D. BURNS, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

PARCEL 1

Lots 5, 6, and 7, Block 4, FAIRHAVEN HEIGHTS in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lots 1, 2, 3 and 4, Block 4, FAIRHAVEN HEIGHTS in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 21 day of February, 19 95, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Klamath
February 21, 19 95 ss.

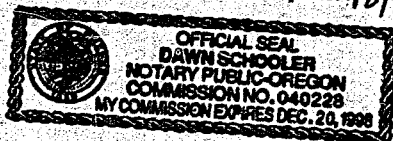
Personally appeared the above named
DANNY R. ALLEN
CYNTHIA L. ALLEN

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Dawn Schooler
Notary Public for Oregon

My commission expires: 12/20/98



DANNY R. ALLEN and CYNTHIA L. ALLEN
6064 BRANT DR.
BONANZA, OR 97623

GRANTOR'S NAME AND ADDRESS
HARRY E. BURNS and BARBARA D. BURNS
1041 BROWNSBORO HWY.
EAGLE POINT, OR 97524

GRANTEE'S NAME AND ADDRESS
HARRY E. BURNS and BARBARA D. BURNS
1041 BROWNSBORO HWY.
EAGLE POINT, OR 97524

NAME, ADDRESS, ZIP
HARRY E. BURNS and BARBARA D. BURNS
1041 BROWNSBORO HWY.

NAME, ADDRESS, ZIP
EAGLE POINT, OR 97524

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL.)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 21st day of Feb, 19 95, at 2:53 o'clock P. M., and recorded in book M95 on page 3686 or as file/reel number 95066.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
Recording Officer
Deputy

FEE: \$30.00 BY Dawn Schooler