



95392

(1) - 1-95A10:45 RCVD

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WARRANTY DEED

ASPEN TITLE #05042927
AFTER RECORDING RETURN TO:
DOUGLAS M RINGE
MARY ANN RINGE
1617 LA MARADA
KLAMATH FALLS, OREGON 97603

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

EDWARD L. MANNING AND MELVA L. MANNING, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to DOUGLAS M RINGE AND
MARY ANN RINGE, HUSBAND AND WIFE hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 7, Block 11, FIRST ADDITION TO KLAMATH FIVER ACRES, in the
County of Klamath, State of Oregon.

CODE 96 MAP 3907-2510 AX LOT 7200

"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, contracts and/or
liens for irrigation and/or drainage,

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
\$10,000.00.

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 16th day of February 1995.

Edward L. Manning
EDWARD L. MANNING

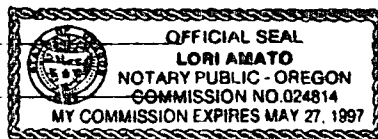
Melva L. Manning
MELVA L. MANNING

STATE OF OREGON

County of Multnomah ss.

The foregoing instrument was acknowledged before me this 21st
day of FEBRUARY, 1995, by EDWARD L. MANNING AND MELVA L.
MANNING.

Before me: Lori Amato
Notary Public for Oregon
My Commission Expires: 5/6/97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day
of Feb A.D. 19 95 at 0:48 o'clock A M., and duly recorded in Vol M95
of Deeds on Page 4177

Bernetha G. Letsch, County Clerk

FEE \$30.00

By Bernetha G. Letsch