



WARRANTY DEED

ASPEN TITLE #05042799
 AFTER RECORDING RETURN TO:
 JOHN E. NARDIN
 PHYLLIS A. NARDIN
 7711 STEENS DR.
 KLAMATH FALLS, OREGON 97603

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

MARY BETH HILTON, who took title as MARY BETH CARLSON
 hereinafter called GRANTEE(S), convey(s) to JOHN E. NARDIN AND
 PHYLLIS A. NARDIN, HUSBAND AND WIFE hereinafter called
 GRANTEE(S), all that real property situated in the County of
 KLAMATH, State of Oregon, described as:

The North 1/2 of Lot 5, Block 38, FIRST ADDITION TO THE CITY OF
 KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-328A TA LOT 15100

"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
 \$22,500.00.

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 13th day of February 1995.

Mary Beth Hilton
 MARY BETH HILTON

STATE OF CALIFORNIA)
 COUNTY OF San Diego) ss.

On February 21, 1995 before me,
Barbara L. Elflein, Notary Public personally appeared X MARY BETH
 HILTON

~~personally known to me~~ or proved to me on the basis of
 satisfactory evidence) to be the person(s) whose name(s) is/are
 subscribed to the within instrument and acknowledged to me that
 he/she/they executed the same in his/her/their authorized
 capacity(ies), and that by his/her/their signature(s) on the
 instrument the person(s) or the entity upon behalf of which the
 person(s) acted, executed the instrument.
 WITNESS my hand and official seal.



BARBARA L. ELFLEIN
 COMM #983088
 NOTARY PUBLIC - CALIFORNIA
 EL DORADO COUNTY
 My Comm. Expires Jan. 24, 1997

4179

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Signature [Signature]
My commission expires: Feb 24, 1997

STATE OF OREGON: COUNTY OF KLAMATH ss

Filed for record at request of Appel Title & Escrow the 24th day
of Feb A.D. 19 95 at 10:48 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 4178

FEE \$35.00

Bernetha G. Letsch County Clerk
By [Signature]