



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 3809-32BA TA LOT 1510

"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.

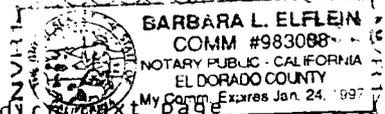
Mary Beth Hilton

MARY BETH HILTON

STATE OF CALIFORNIA)
COUNTY OF Sierra) ss.

On February 21, 1995 before me,
Barbara L. Elflein, Notary Public personally appeared 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.



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PAGE 2

Signature *Robert L. [unclear]*
My commission expires: *Feb 24, 1997*

STATE OF OREGON: COUNTY OF KLAMATH ss

Filed for record at request of Apple Title & Escrow the 24th day
of Feb A.D. 19 97 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 *Rosanne [unclear]*