



WARRANTY DEED

ASPEN TITLE #05042892
AFTER RECORDING RETURN TO:
MR. & MRS. STEPHEN L. NICKEL
13489 KANN SPRINGS RD.
KENO, OREGON 97627

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

SANDRA L. FRALEY AND FORDUS J. FRALEY hereinafter called
GRANTOR(S), convey(s) to STEPHEN L. NICKEL AND SHIRLEY M.
NICKEL, husband and wife hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

The N 1/2 of the NE 1/4 NE 1/4 SE 1/4 of Section 12, Township 40
South, Range 7 East of the Willamette Meridian, in the County
of Klamath, State of Oregon. EXCEPTING THEREFROM that portion
conveyed to Klamath County for roadway purposes in Volume M-79
at page 17530, Microfilm Records of Klamath County, Oregon.

S.V.
AN "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 \$88,000.00.

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 21st day of February 1995.

Sandra L. Fraley
SANDRA L. FRALEY

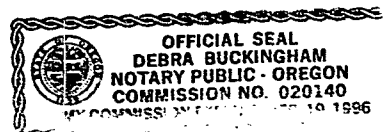
Fordus J. Fraley
FORDUS J. FRALEY

STATE OF OREGON, County of Klamath)ss.

On this 1st day of March, 1995,

Personally appeared the above named SANDRA L. FRALEY AND FORDUS
J. FRALEY and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Debra C. 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 2nd day
of March A.D., 19 95 at 3:34 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 4669

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Debra C. Buckingham