



WARRANTY DEED

ASPEN TITLE #01042758

AFTER RECORDING RETURN TO:
KENNETH C. SUGG & TERRI L. SUGG
2020 VINE AVE.
KLAMATH FALLS, OREGON 97601

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

VALERIE M. JOHNSON hereinafter called GRANTOR(S), convey(s) to
KENNETH C. SUGG AND TERRI L. SUGG, husband and wife hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

The Westerly 42 feet of Lot 601, Block 103, MILLS ADDITION TO
THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

CODE 1 MAP 3809-33AC TAX LOT 14000

"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,

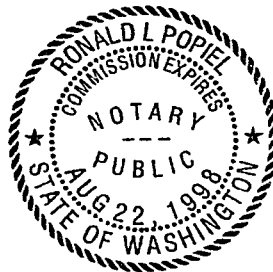
and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$39,000.00.

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 2nd day of March, 1995.

Valerie M. Johnson
VALERIE M. JOHNSON



STATE OF WASHINGTON, County of Clark) ss

On this 4th day of March, 1995.

Personally appeared the above named VALERIE M. JOHNSON and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: Ronald L. Popiel
Notary Public for Washington
My Commission Expires: 8/22/98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day
of March A.D., 19 95 at 11:17 o'clock A M. and duly recorded in Vol. M95
of Deeds on Page 5150
By Bernetha G. Letsch County Clerk

FEE \$30.00