



WARRANTY DEED

#05042906

AFTER RECORDING RETURN TO:

RONALD R. MUELLER
2508 WIARD STREET
KLAMATH FALLS, OR 97603

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

L. WAYNE MCFADDEN and BETSEY MCFADDEN, husband and wife,
hereinafter called GRANTOR(S), convey(s) to RONALD R. MUELLER,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

A parcel of land situated in Tract 8 of GIENGERS HOME TRACTS, a
duly recorded subdivision situated in the NE 1/4 SW 1/4 of
Section 2, T39S, R9EWM, Klamath County, Oregon, more
particularly described as follows:

Beginning at the Northeast corner of said Tract 8; thence S 00
degrees 06'05"W, along the East line of said Tract 8, 87.87
feet; thence S 89 degrees 44'00"W 120.00 feet; thence N 00
degrees 06'05"E 87.87 feet to a point on the North line of said
Tract 8; thence N 89 degrees 44'00"E 120.00 feet to the point of
beginning.

Code 41 Map 3909-2CA TL 10100
Code 41 Map 3909-2CA TL 10200 (COP)

"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
\$45,000.00.

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 4th day of April, 1995.

L. WAYNE MCFADDEN

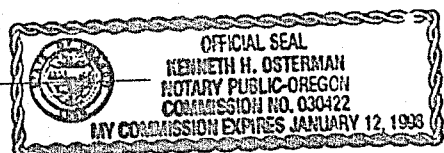
BETSEY MCFADDEN

STATE OF OREGON, County of Washington ss.

On this 6th day of April, 1995,

Personally appeared the above named L. WAYNE MCFADDEN and BETSEY
MCFADDEN and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me:
Notary Public for Oregon
My Commission Expires: 1/12/1998



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 7th day
of April A.D., 19 95 at 3:02 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 8739.

FEE \$35.00

By Bernetha G. Letsch County Clerk

