

WARRANTY DEED

NWC 35682 MK

FREDA E. MICHELSON,
Grantor(s) hereby grant, bargain, sell and convey to
JOSEF H. KRUHLER,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

Lot 4 in Block 3 of Tract No. 1055, SADDLE MOUNTAIN ESTATES, according to
the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ,

Dated this July day of 6, 1995

Freda E. Michelson
FREDA E. MICHELSON

NOTARY ACKNOWLEDGEMENT

STATE OF Utah SS. July 6 19 95
COUNTY OF Salt Lake
Personally appeared the above named Freda E. Michelson
and acknowledged the foregoing instrument to be HER voluntary act.

Before me:

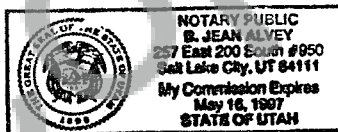
B. Jean Alvey
Notary Public for

My commission expires 5-16-97

(seal)

Return to:
JOSEF H. KRUHLER

1417 Karen Road
San Pablo CA 94806-1214



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 18th day
of July A.D., 19 95 at 10:23 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 18470.

FEE \$30.00

By Bernetha G. Vetsch County Clerk