

WARRANTY DEED

MTC 358260MK
 THOMAS MICHAEL FEATHERSTON and SHEILA MAUREEN FEATHERSTON,
 Grantor(s) hereby grant, bargain, sell and convey to
 ROBERT L. SPENCE and ELIZABETH SPENCE, husband and wife,
 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 25 in Block 1 of SUNSET EAST, 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 \$ 165,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 7116 VERDA VISTA, KLAMATH FALLS, OR 97603

Dated this 24th day of July, 1995

Thomas Michael Featherston
 THOMAS MICHAEL FEATHERSTON

Sheila Maureen Featherston
 SHEILA MAUREEN FEATHERSTON

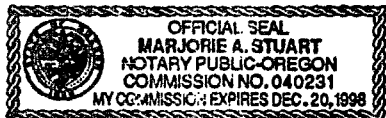
NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF KLAMATH

SS. July 24 19 95

Personally appeared the above named THOMAS MICHAEL FEATHERSTON & SHEILA MAUREEN
 and acknowledged the foregoing instrument to be their voluntary act. /FEATHERSTON



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 11/16/95 12/20/98

(seal)

Return to:

ROBERT L. SPENCE
 7116 VERDA VISTA
 KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 25th day
 of July A.D., 19 95 at 2:20 o'clock P. M., and duly recorded in Vol. 1795,
 of Deeds on Page 19261.

FEE \$30.00

Bernetha G. Letsch, County Clerk
 By Annette Mueller