

WARRANTY DEED

MTC 358009 DS
DONALD G. WIGGINS,

Grantor(s) hereby grant, bargain, sell and convey to
BRIAN ALLEN and SHARON ALLEN, 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:

The W1/2 of the W1/2 of the SE1/4 of the NW1/4 of Section 17, Township 35
South, Range 10 East of the Willamette Meridian, 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 \$ 5,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 37291 AGENCY LAKE LOOP RD., CHILOQUIN, OR 97624

Dated this 1st day of August, 1995.

Donald G. Wiggins
DONALD G. WIGGINS

NOTARY ACKNOWLEDGEMENT

STATE OF California SS. August 1 19 95
COUNTY OF San Bernardino

Personally appeared the above named Donald G. Wiggins
and acknowledged the foregoing instrument to be a voluntary act.



Before me:

Treva L. Phelan

Notary Public for San Bernardino County

My commission expires 1-5-96

(seal)

Return to:

BRIAN ALLEN
37291 AGENCY LAKE LOOP RD.
CHILOQUIN, OR 97624

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 8th day
of August A.D., 19 95 at 11:34 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 20984.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Arnette Mueller