



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE #05043489

AFTER RECORDING RETURN TO:

WILLIAM R. WOHRMAN

JANICE C. WOHRMAN

12852 Langhyn Dr.
Klamath Falls, OR 97603

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

JAMES F. DEAN AND MARIA B. DEAN, husband and wife, hereinafter called GRANTOR(S), convey(s) to WILLIAM R. WOHRMAN and JANICE C. WOHRMAN, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The South 40 feet of Lots 646 and 647, Block 119, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DA TAX LOT 3800

"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, contracts and/or liens for irrigation and/or drainage,

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. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE AT THE DIRECTION OF PACIFIC ACCOMODATORS, INC. AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID GRANTEE.

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 9th day of August, 1995.

James F. Dean
JAMES F. DEAN

Maria B. Dean
MARIA B. DEAN

STATE OF OREGON

County of KLAMATH

On 8-11-95, 1995, JAMES F. DEAN AND MARIA B. DEAN personally appeared before me,

X who is personally known to me
X whose identity I proved on the basis of JP
 whose identity I proved on the oath/affirmation of

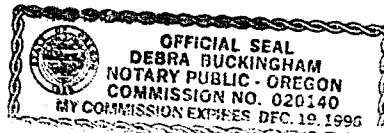
 , a credible witness to be the signer of the above document, and he/she acknowledged that he/she signed it.

Debra B. Dean
Notary Public for OREGON

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21467A

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My Commission Expires: 12-19-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 11th day
of August A.D., 19 95 at 3:41 o'clock P M., and duly recorded in Vol. M95
of Mortgages on Page 21467.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller