

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO: K-48374
ESCROW NO: 27-23581
TAX ACCT. NO: R163101
MAP NO:

GRANTEE'S NAME AND ADDRESS:

GUY CHRISTOPHER WITCRAFT ET UX
215 E. 5TH
NEWBERG, OR 97132

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

DANNY R. SELLERS and JANA L. SELLERS Grantor,

conveys and warrants to:

GUY CHRISTOPHER WITCRAFT and VIVIAN JUNE WITCRAFT, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

LOT 19 IN BLOCK 7, TRACT 1042, TWO RIVERS NORTH, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON

SUBJECT TO:

1. TAXES FOR 1995-96 ARE NOW A LIEN BUT NOT YET PAYABLE.
2. RESERVATIONS CONTAINED IN THE DEDICATION OF TRACT NO. 1042, TWO RIVERS NORTH.
3. RESERVATIONS AND RESTRICTIONS IN DEED DATED SEPTEMBER 21, 1992 AND RECORDED SEPTEMBER 24, 1992 IN VOLUME M92, PAGE 22105, DEED RECORDS OF KLAMATH COUNTY, OREGON.
4. ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT SOME PORTION OF SAID LAND HAVE REMOVED FROM OR BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF THE DESCHUTES RIVER OR HAS BEEN FORMED BY THE PROCESS OF ACCRETION OR RELICTION OR HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED.
5. SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHERY WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF DESCHUTES RIVER.

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 consideration for this conveyance is \$15,000.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the/the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated this 30 day of August, 1995.

GRANTOR(S):

Danny R. Sellers
DANNY R. SELLERS

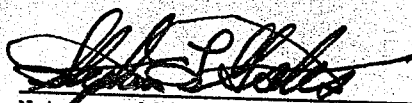
Jana L. Sellers
JANA L. SELLERS

STATE OF OREGON, County of Deschutes) ss.

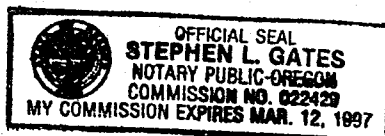
This instrument was acknowledged before me on AUGUST 30, 1995,
by DANNY R. SELLERS and JANA L. SELLERS

00-31-95P03:36 RCVD

23669



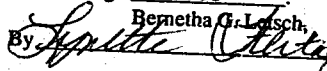
Notary Public for Oregon

My commission expires: 3-12-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 31st day
of August A.D., 19 95 at 3:25 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 23668

FEE \$35.00

By  Bernetha G. Leisch, Notary Clerk