

MTC 30534 NF

WARRANTY DEED

DAVID A. HUCKINS and SHELLEY K. HUCKINS,
 Grantor(s) hereby grant, bargain, sell and convey
 KERRY R. JAMES and DEBRA M. JAMES, 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 14 of TONATEE HOMES, 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 \$ 67,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 4306 BARRY AVENUE, KLAMATH FALLS, OR 97603

Dated this 20 day of October, 1995.

David A. Huckins
 DAVID A. HUCKINS

Shelley K. Huckins
 SHELLEY K. HUCKINS

NOTARY ACKNOWLEDGEMENT

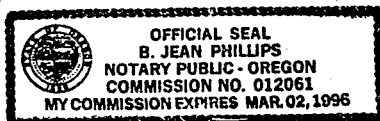
STATE OF Oregon ss. October 20 1995

COUNTY OF Klamath

Personally appeared the above named David A. Huckins

and Shelley K. Huckins

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me.

B. Jean Phillips
 Notary Public for Oregon

My commission expires 9-2-96

Return to:

KERRY R. JAMES
 4306 BARRY AVENUE
 KLAMATH FALLS, OR 97603

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Mountain Title Company

on this 23rd day of October A.D., 19 95
 at 3:53 o'clock P M. and duly recorded
 in Vol. M95 of Deeds Page 28892

Bernetha G. Letsch County Clerk

By Annette Mueller

Deputy.

Fee, \$30.00