



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043940

AFTER RECORDING RETURN TO:
 JAMES F. & MARIA B. DEAN
 4464 MEMORIE LANE
 KLAMATH FALLS, OREGON 97603

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

LAINEXAMES WORTMAN, hereinafter called GRANTOR(S), convey(s) to
 JAMES F. DEAN AND MARIA B. DEAN, HUSBAND AND WIFE, hereinafter
 called GRANTEE(S), all that real property situated in the County
 of Klamath, State of Oregon, described as:

The Southeasterly 60 feet of Lot 4, and that part of Lot 5,
 Block 4, FIRST ADDITION TO TONATEE HOMES, in the County of
 Klamath, State of Oregon, described as follows:

Beginning at the most Northerly corner of Lot 5, Block 4; thence
 Southeasterly along the Northerly line of Lot 5, 15 feet to a
 point; thence Southwesterly and parallel with the Westerly line
 of Lot 5 to the point of intersection of the line common to Lots
 4 and 6 produced Northeasterly on a course of North 84 degrees
 06' East; thence South 84 degrees 06' West on the line common to
 Lots 4 and 6 produced Northeasterly to the Southeasterly corner
 of Lot 4; thence Northerly along the Easterly line of Lot 4 to
 the point of beginning.

CODE 41 MAP 3909-11CC TAX LOT 1900

"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,

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
 \$71,000.00.

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 30TH day of OCTOBER, 1995

Laine James Wortman
 LAINE JAMES WORTMAN

STATE OF OREGON

County of Multnomah

On 10-31, 1995, LAINE JAMES WORTMAN personally appeared
 before me,

X who is personally known to me

X whose identity I proved on the basis of Credit Cards
whose identity I proved on the basis of Oregon Drivers License

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

