



WARRANTY DEED

ASPEN TITLE ESCROW NO. 03043970

AFTER RECORDING RETURN TO:
 WAYNE A. & CAROL D. POWELL
 1335 OWENS ST.
 KLAMATH FALLS, OREGON 97601

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

HUTCHESON & VAN WINKLE CONSTRUCTION, an Oregon Corporation,
 hereinafter called GRANTOR(S), convey(s) to WAYNE A. POWELL AND
 CAROL D. POWELL, HUSBAND AND WIFE, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

Lot 9, Block 202, MILLS ADDITION SECOND ADDITION TO THE CITY OF
 KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DC TAX LOT 4300

CP. "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
 \$46,500.00.

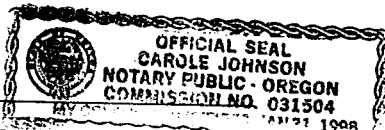
In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 30TH day of OCTOBER, 1995.

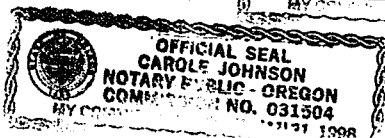
HUTCHESON & VAN WINKLE CONSTRUCTION

BY: Lee A. Van Winkle V.P.

BY:



STATE OF OREGON)
) ss.
 County of KLAMATH)



The foregoing instrument was acknowledged before me this 31st day
 of OCTOBER, 1995, by

LEE A. VAN WINKLE, VICE-PRESIDENT of HUTCHESON &
 VAN WINKLE CONSTRUCTION a OREGON corporation, on behalf of the
 corporation.

Before me: Carole Johnson
 Notary Public for OREGON

My commission expires: 1-31-98

