

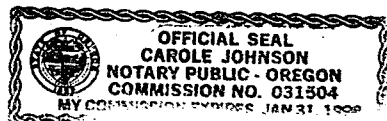


WARRANTY DEED

AFTER RECORDING RETURN TO:

JAMES H. HARTT
JUNEEN K. HARTT2427 ORCHARD AVE
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEEVERETT McMILLIN and MARTHA McMILLIN, husband and wife,
hereinafter called GRANTOR(S), convey(s) to JAMES H. HARTT and
JUNEEN K. HARTT, not as tenants in common but with full rights
of survivorship, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:The Easterly 52.5 feet of Lots 5 and 6, Block 4, DIXON ADDITION
NO. 2 TO THE CITY OF KLAMATH FALLS, in the County of Klamath,
State of Oregon.

Code 1 Map 3809-33AB TL 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 Contract of
Sale recorded in Book M-92 at page 21776, which Grantees herein
do not assume nor agree to pay 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
\$21,000.00.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 6th day of November, 1995.Everett H. McMillin
EVERETT McMILLINMartha McMillin
MARTHA McMILLINSTATE OF OREGON)
) ss.
County of Klamath)The foregoing instrument was acknowledged before me this 6th
day of November, 1995, by EVERETT McMILLIN and MARTHA McMILLIN.Before me: Carole Johnson
Notary Public for Oregon
My Commission Expires: January 31, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day
of November A.D., 19 95 at 11:21 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 31421.

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Annette Mueller