


Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

#03043700

AFTER RECORDING RETURN TO:

EVERETT B. MCMILLIN

MARTHA A. MCMILLIN

ROBERT D. NIELSEN

CANDACE P. NIELSEN

24 E. DAY SCHOOL RD.

CHILOQUIN, OR 97624

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

 RICHARD T. BAIR, hereinafter called GRANTOR(S), convey(s) to
 EVERETT B. MCMILLIN and MARTHA A. MCMILLIN, husband and wife,
 and ROBERT D. NIELSEN and CANDACE P. NIELSEN, husband and wife,
 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:

 SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
 HEREIN.....

 R.D.D. "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 Trust Deed
 recorded in Book M-94 at page 8627, which Grantees herein hereby
 assume and agree to pay, and will warrant and defend the same
 against all persons who may lawfully claim the same, except as
 shown above.

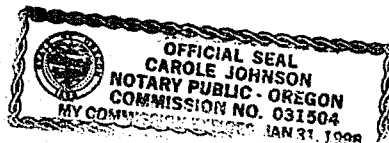
 The true and actual consideration for this transfer is
 \$40,000.00.

 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 1st day of November, 1995.

Richard T. Bair

RICHARD T. BAIR



STATE OF OREGON)

) ss.

County of Klamath)

 The foregoing instrument was acknowledged before me this 7th
 day of November, 1995, by RICHARD T. BAIR.

Before me:

Notary Public for Oregon

My Commission Expires: January 31, 1998

Beginning at a point 417.42 feet West of the section corner common to Sections 27, 28, 33 and 34, Township 35 South, Range 7 East of the Willamette Meridian, and in the section line common to Sections 28 and 33, said Township 35 South, Range 7 East of the Willamette Meridian; thence West along said Section line 254.9 feet to the East line of The Dalles-California Highway right of way; thence along said East line of The Dalles-California Highway right of way 423.8 feet in a Southeasterly direction to a point; thence East 177.5 feet to a point; thence North 417.42 feet to the point of beginning;

AND Starting at the Section corner common to Sections 27, 28, 33 and 34, Township 35 South, Range 7 East of the Willamette Meridian; thence South on Section line common to Sections 33 and 34, 417.42 feet; thence West 417.42 feet; thence North 417.42 feet; thence East on Section line 417.42 feet to the point of beginning, being a part of the Nellie Blair Allotment No. 539, in Klamath County, Oregon.

LESS portion Deeded to State of Oregon, Department of Transportation recorded September 30, 1987 in Book M-87 at Page 17742.

CODE 118 MAP 3507-3300 TL 100

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 31425.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Myrland