

WARRANTY DEED

ASPEN TITLE #01043664

AFTER RECORDING RETURN TO:
 BARBARA TOMASI
 417 N MAIN
 HAILEY, IDAHO 83333

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

JAMES A. MITTAN AND MARIE H. MITTAN, hereinafter called
 GRANTOR(S), convey(s) to BARBARA TOMASI, aka DR. BARBARA TOMASI,
 hereinafter called GRANTEE(S), all that real property situated
 in the County of KLAMATH, State of Oregon, described as:

The Easterly rectangular one-half of Lots 5 and 6, Block 29,
 HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of
 Klamath, State of Oregon.

CODE 1 MAP 3809-29DA TAX LOT 8600

"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
 to convey title and in fulfillment of that certain Lease Option
 to Purchase, recorded February 17, 1993 in Book M-93, Page 3414,
 Deed Records, Klamath County, Oregon, and by mesne Assignments,
 assigned to Dr. Barbara Tomasi.

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 14TH day of NOVEMBER 1995.

X James A. Mittan
 JAMES A. MITTAN

X Marie H. Mittan
 MARIE H. MITTAN

STATE OF Wyoming
 County of Tanner

On Nov 16, 1995, JAMES A. MITTAN and MARIE H. MITTAN personally
 appeared before me,

X who is personally known to me
 _____ whose identity I proved on the basis of _____
 _____ whose identity I proved on the oath/affirmation of _____

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

James S. Lusk
 Notary Public for State of Wyoming
 My Commission Expires December 11 1998

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 21st day
of November A.D., 19 95 at 3:43 o'clock PM., and duly recorded in Vol. M95
of Deeds on Page 31932.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller

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