

WARRANTY DEED

MTC 367000DS

FREDERICK D. HARTIN, JR., WHO ACQUIRED TITLE AS FREDRICK D. HARTIN, JR. AND NITA G. HARTIN, AS TENANTS BY THE ENTIRETY,
Grantor(s) hereby grant, bargain, sell and convey
GARY L. FANNING, JR. and NATALIE ERLANDSON, with the rights of survivorship,
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 7, BLOCK 14, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 90,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5032 LAURELWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 27th day of November, 1995

[Signature]
FREDERICK D. HARTIN, JR.

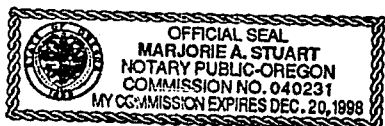
[Signature]
NITA G. HARTIN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. November 27 19 95
COUNTY OF Klamath

Personally appeared the above named Frederick D. Hartin, Jr. and
Nita G. Hartin

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

[Signature]
Notary Public for Oregon

My commission expires 12-20-98

STATE OF OREGON.
County of Klamath ss.

Return to:

GARY L. FANNING, JR.
5032 LAURELWOOD DRIVE
KLAMATH FALLS, OR 97603

Filed for record at request of:

Mountain Title Company
on this 27th day of November A.D., 19 95
at 3:45 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 32292.
Bernetha G. Letsch County Clerk
By Annette Mueller
Deputy.

Fee, \$30.00