



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044074

AFTER RECORDING RETURN TO:

RONALD F. CUNNINGHAM

LYNN F. CUNNINGHAM

454 Crestdale Way
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVERAYMOND E. HOBBS and DRUCELEIA C. HOBBS, husband and wife,
hereinafter called GRANTOR(S), convey(s) to RONALD F. CUNNINGHAM
and LYNN F. CUNNINGHAM, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:Lot 6 in Block 18 of SECOND ADDITION TO KLAMATH RIVER ACRES OF
OREGON, LTD., in the County of Klamath, State of Oregon.

Code 21, Map 3908-30CO, Tax Lot 1700

"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, contracts and/or
liens for irrigation and/or drainage, 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
\$14,000.00.

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 26th day of December, 1995.

Raymond E. Hobbs
RAYMOND E. HOBBS

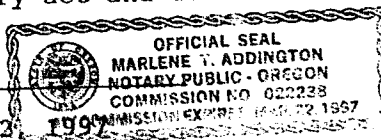
Druceleia C. Hobbs
DRUCELEIA C. HOBBS

STATE OF OREGON, County of Klamath)ss.

On December 27, 1995, personally appeared before me, RAYMOND
E. HOBBS and DRUCELEIA C. HOBBS, who acknowledged the foregoing
instrument to be their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon

My Commission Expires: March 23, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 27 day
of Dec., A.D., 19 95 at 11:17 o'clock A. M., and duly recorded in Vol. M95,
of Deeds on Page 35208

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Susan