

'95 DEC 29 AM 12:20



WARRANTY DEED

ASPEN TITLE #01044117

AFTER RECORDING RETURN TO:
 JOHN KLEEMAN & GAYLE CHRISTMAS
1811 Calhoun Street
Klamath Falls, OR 97601

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

RANDE K. SHORT AND DEBRA A. SHORT, HUSBAND AND WIFE hereinafter
 called GRANTOR(S), convey(s) to JOHN JOSEPH KLEEMAN AND GAYLE ELAINE
 CHRISTMAS ⁽²⁾ HUSBAND AND WIFE hereinafter called GRANTEE(S), all
 that real property situated in the County of KLAMATH, State of
 Oregon, described as:

Lot 8, Block 2, Tract 1263, QUAIL RIDGE SUBDIVISION, in the
 County of Klamath, State of Oregon.

CODE 1 MAP 3809-20DA TAX LOT 6300

"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
 \$34,000.00.

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 14TH day of DECEMBER 1995.

x Rande K. Short
 RANDE K. SHORT

x Debra A. Short
 DEBRA A. SHORT

STATE OF IDAHO
 County of Bannock

On December 19, 1995, RANDE K. SHORT AND DEBRA A. SHORT
 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.

C. Lynne Mullican
 Notary Public for IDAHO
 My Commission Expires: 8/2/2001

SEE COMPLETION OF NOTARY ON EXHIBIT "A"
 ATTACHED HERETO AND BY THIS REFERENCE MADE A
 PART HEREOF.

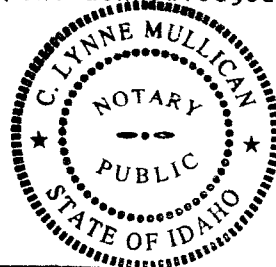


EXHIBIT "A" TO WARRANTY DEED DATED DECEMBER 14, 1995

35516

PLEASE GIVE THIS TO WHOMEVER NOTARIZES YOUR SIGNATURE(S)

THIS WILL HELP US TO COMPLY WITH UNDERWRITER REQUIREMENTS

In order for us to be able to use the documents enclosed, it will be necessary to have the following information completed by the Notary Public witnessing your signatures:

NOTARIAL INFORMATION

Name of Notary: C. Lynne Mullican

Address of Notary: 3558 March Creek Road
McCammon, ID 83250

Daytime telephone No.: 208-236-3253

Commission expiration date: 8/2/2001

Commission number(if applicable): _____

Documents Notarized: Warranty Deed

Type of Identification: Known to me personally
(Please include the agency Rande K. Short and Debra A. Short
issuing it, serial number Grantors signing Warranty Deed
and date of expiration.
Example: State of Oregon
drivers license and date
of expiration.

C. Lynne Mullican
Signature of Notary

THANK YOU FOR YOUR COOPERATION

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 29th day
of Dec A.D., 19 95 at 11:20 o'clock A M., and duly recorded in Vol. 195
of Deeds on Page 35515

FEE \$35.00

Bernetha G. Letsch County Clerk
Bernetha G. Letsch