

JOHN J. NOVAK,

Grantor(s) hereby grant, bargain, sell and convey to

CHARLES LYNN and ANN LYNN, husband and wife,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 DEED IS BEING GIVEN FROM THE GRANTOR DIRECTLY TO GRANTEE AT THE INSTRUCTION AND DIRECTION OF AMERICAN EXCHANGE SERVICES, INC.

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 \$ 68,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5912 HARLAN DRIVE, KLAMATH FALLS, OR 97603

Dated this 5th day of January, 1995.


 JOHN J. NOVAK

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

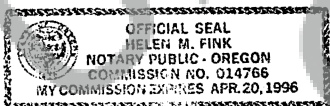
ss. January 5

19 96

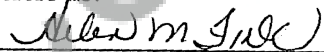
COUNTY OF KLAMATH

Personally appeared the above named JOHN J. NOVAK

and acknowledged the foregoing instrument to be his voluntary act.



Before me:



Notary Public for Oregon

My commission expires April 20, 1996

(seal)

Return to:

CHARLES LYNN

5912 HARLAN DRIVE

KLAMATH FALLS, OR 97603

JAN -8 P3:47

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1:

The Westerly 70 feet of Lot 1 and the Westerly 70 feet of the North 31.73 feet of Lot 2, lying Westerly of a line parallel to and 70 feet Easterly from the Easterly line of California Avenue as now located in Block 93 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

That part of Lots 1 and 2, Block 93 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows: Beginning at a point on the northerly line of Lot 1, Block 93 of Buena Vista Addition to the City of Klamath Falls, Oregon, which point is the Northeast corner of a tract of land conveyed by Irene M. (Wilson) Wagner, a single woman, to Robert Wayne Malcomb, et ux, by deed recorded August 13, 1959, in Deed Volume 315, at page 56, Records of Klamath County, Oregon; thence Southeasterly along the Easterly line of said tract to the Southeasterly corner thereof; thence Northwesterly in a straight line to the point of beginning

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 8th day
of Jan A.D., 19 96 at 3:47 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 653

FEE \$35.00

Bernetha A. Letsch
Bernetha A. Letsch, County Clerk