



WARRANTY DEED

ASPEN TITLE ESCROW NO. 005044149

AFTER RECORDING RETURN TO:
 SANDRA P. NEWTON
 401 LAGUNA STREET
 KLAMATH FALLS, OREGON 97601

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

FREDRICK L. FRANKO AND SUSAN M. FRANKO, hereinafter called
 GRANTOR(S), convey(s) to SANDRA P. NEWTON, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

Lot 9, Block 9, THE TERRACES, in the County of Klamath, State of
 Oregon.

CODE 1 MAP 3809-28DB TAX LOT 4800

"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.

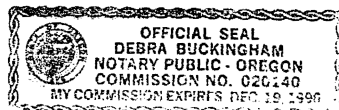
The true and actual consideration for this transfer is
 \$79,900.00.

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 16TH day of JANUARY, 1996.

Fredrick L. Franko by Susan M. Franko Susan M. Franko
 FREDRICK L. FRANKO, BY SUSAN M. SUSAN M. FRANKO
 FRANK, HIS ATTORNEY IN FACT

STATE OF OREGON
 County of KLAMATH



On 1-22, 1996, SUSAN M. FRANK, FOR HERSELF AND AS ATTORNEY IN
 FACT FOR FREDRICK L. FRANKO, personally appeared before me,

Y who is personally known to me
Y whose identity I proved on the basis of id
Y 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.

Debra Buckingham
 Notary Public for OREGON

My Commission Expires: 12-19-96

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2010

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 23rd day
of Jan. A.D., 19 96 at 3:48 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 2009

FEE \$35.00

By Bernetha G. Leisch County Clerk

Unofficial Copy