



WARRANTY DEED

#03044296

AFTER RECORDING RETURN TO:

ARTHUR R. HINTON
JACQUIE L. HINTON313 High St.
Klamath Falls, Oregon 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEWADE LUNDE, hereinafter called GRANTOR(S), convey(s) to ARTHUR
R. HINTON and JACQUIE L. HINTON, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

"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
\$52,000.00.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 1st day of February, 1996.

Waide Lund
WADE LUNDE

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 2nd
day of February, 1996, by WADE LUNDE.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

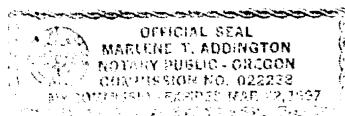


EXHIBIT "A"

A portion of Lot 5, Block 7, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, and all of Lot 7, Block 49, FIRST ADDITION TO KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southeast corner of Lot 7, Block 49, FIRST ADDITION TO KLAMATH FALLS, OREGON; thence Northwesterly, parallel with Third Street 110 feet to the Northeast corner of Lot 7; thence Southwesterly parallel with Washington Street, 52.8 feet; thence Southeasterly parallel with Third Street, 110 feet; thence Northeasterly parallel with Washington Street, 52.8 feet to the point of beginning.

CODE 1 MAP 3809-32AC TL 10100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 2nd day
of Feb A.D., 19 96 at 3:48 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 3265

FEE \$35.00

By Bernetha G. Ketsch County Clerk