



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044192

AFTER RECORDING RETURN TO:
STEVEN A. HUFFER, SR.
MILDRED L. HUFFER
3004 CREST STREET
KLAMATH FALLS, OREGON 97603

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

FRANCES JEAN JACKSON AND SUSAN RAE JOHNSON, hereinafter called GRANTOR(S), convey(s) to STEVEN A. HUFFER, SR. AND MILDRED L. HUFFER, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The East 90 feet of Lot 20, and the East 90 feet of the North 16.2 feet of Lot 19, Block 6, ALTAMONT ACRES, in the County of Klamath, State of Oregon. EXCEPT THEREFROM any portion lying within the boundary of Hilyard Avenue.

CODE 41 MAP 3909-10AB TAX LOT 100

"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 \$62,500.00.

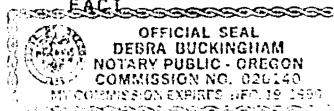
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31ST day of JANUARY, 1996.

Frances Jean Jackson
FRANCES JEAN JACKSON

Susan Rae Johnson By Frances Jean Jackson
SUSAN RAE JOHNSON, BY FRANCES
JEAN JACKSON, HER ATTORNEY IN
FACT

STATE OF OREGON
County of KLAMATH



On 22, 1996, FRANCES JEAN JACKSON, FOR HERSELF AND AS ATTORNEY IN FACT FOR SUSAN RAE JOHNSON personally appeared before me,

Y who is personally known to me
____ whose identity I proved on the basis of ____
____ whose identity I proved on the oath/affirmation of ____

____, a credible witness 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: 12-19-99

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 3:49 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 3277

FEE \$35.00

By Bernetha G. Vetsch County Clerk

Unofficial Copy