

WARRANTY DEED

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MTC37305W

ERNEST R. SESSOM and DORIS C. SESSOM, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to
JAMES L. ALSTON and TRACEY E. SHIRLEY, 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:

Lots 1 and 2 of Block 13, BUENA VISTA ADDITION to the City of Klamath
Falls, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon.

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 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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 109 HAWTHORNE STREET, KLAMATH FALLS, OR 97601

Dated this 22 day of Feb, 1996

Ernest R. Sessom
ERNEST R. SESSOM

Doris C. Sessom
DORIS C. SESSOM

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. February 22 19 96
COUNTY OF Klamath

Personally appeared the above named Ernest R. Sessom
and Doris C. Sessom

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Lisa Legget - Weatherly

Notary Public for Oregon

My commission expires 11/20/99

STATE OF OREGON,
County of Klamath ss.

Return to:

JAMES L. ALSTON
109 HAWTHORNE STREET
KLAMATH FALLS, OR 97601

Filed for record at request of:

Mountain Title Company
on this 22nd day of February A.D. 19 96
at 3:27 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 4923.
Bernetha G Letsch County Clerk
By Cheryl J. Marshall

Fee, \$30.00

Deputy.