



STATE OF OREGON.
WARRANTY DEED County of Klamath ss.

ASPEN TITLE ESCROW NO. 01044317

AFTER RECORDING RETURN TO:
LARRY R. MITTNACHT

7333 S. Side-By-Pass
Klamath Falls, OR 97603

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

Filed for record at request of:

Aspen Title & Escrow
on this 5th day of March A.D., 19 96
at 3:45 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 6104
Bernetha G Letsch, County Clerk
By [Signature] Deputy.
Fee, \$30.00

JOHN H. RISKUS AND PILAR RISKUS, hereinafter called GRANTOR(S),
convey(s) to LARRY R. MITTNACHT, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 15, Block 13, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29DD TAX LOT 300

"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
\$65,000.00.

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 26th day of FEBRUARY, 1996.

x [Signature]
JOHN H. RISKUS

x [Signature]
PILAR RISKUS

STATE OF HAWAII -
County of Kauai

On February 28, 1996, JOHN H. RISKUS AND PILAR RISKUS personally
appeared before me,

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

to be the signer of the above document, and she acknowledged
that she signed it.

Notary Public for HAWAII
My Commission Expires: 9-26-98