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WARRANTY DEED

Vol. M94 Page 7511

MTC 37549MS

DAVID L. POWELL and LINDA A. POWELL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
RICHARD F. MULKEY, SR. and GLENDA L. MULKEY, 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:

ALL OF LOTS 1 AND 2, THE WEST 100 FEET OF LOTS 16 AND 17, THE NORTH 35
FEET OF LOT 3, THE NORTH 35 FEET OF THE WEST 100 FEET OF LOT 15, ALL IN
BLOCK 25 OF WEST KLAMATH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE
IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER
WITH THAT PORTION OF THE VACATED ALLEY WHICH INURRED THERETO.

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 \$ 94,750.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5020 WEYERHAEUSER ROAD, KLAMATH FALLS, OR 97601

Dated this 19th day of March, 19 96

David L. Powell
DAVID L. POWELL

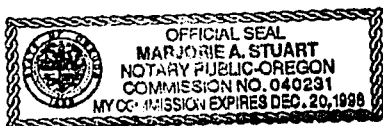
Linda A. Powell
LINDA A. POWELL

NOTARY ACKNOWLEDGEMENT

STATE OF OregonSS. March 1919 96COUNTY OF Klamath

Personally appeared the above named David L. Powell and Linda A. Powell

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Notary Public for OregonMy commission expires 12-20-98

(seal)

ESCROW NO. MT37549-MS

Return to:

RICHARD F. MULKEY, SR.
5020 WEYERHAEUSER ROAD
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Mountain Title Company

on this 20th day of March A.D., 19 96
at 11:05 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 7511
Bernetha G Letsch, County Clerk

By Cherry Russell

Fee, \$30.00

Deputy.