

WARRANTY DEED

MTC37268DS

RONALD E. PHAIR and LORRAYNE PHAIR, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to:
 MARK A. SEXTON and LYNN K. SEXTON, 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:

The East 134 feet of Lot 26, PIEDMONT HEIGHTS, 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 \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 2536 Western, Klamath Falls, OR. 97603

Dated this 21 day of March, 1996.

Ronald E. Phair
 RONALD E. PHAIR

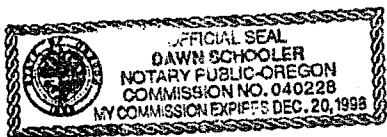
Lorraine Phair
 LORRAYNE PHAIR

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. March 21 1996
 COUNTY OF Klamath

Personally appeared the above named Ronald E. Phair +
Lorraine Phair

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

ESCROW NO. MT37268-DS

Return to:

MARK A. SEXTON
2536 Western
Klamath Falls, OR
97603

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

AmeriTitle
 on this 25th day of March A.D., 19 96
 at 11:25 o'clock A.M. and duly recorded
 in Vol. M96 of Deeds Page 8077

Bernetha G Letsch, County Clerk

By Cherry Russell

Deputy.

Fee, \$30.00