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'96 APR 25 AM 11:54

WARRANTY DEED

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UTC 37927KR

THE JEANNIE RIFFEY LOVING TRUST,

Grantor(s) hereby grant, bargain, sell and convey to:

WELLS B. MC MILLAN and STACEY E. MC MILLAN, 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:

Lot 15, Block 2 of MOYINA MANOR, 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 \$ 83,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6543 CLIMAX AVENUE, KLAMATH FALLS, OR 97603

Dated this 24 day of April, 19 96

JEANNIE RIFFEY LOVING TRUST

BY: Jeannette Ann Riffey TRUSTEE
JEANNETTE ANN RIFFEY

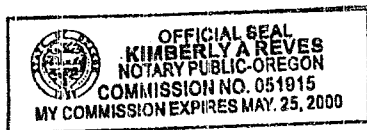
NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. April 24 19 96COUNTY OF KLAMATH

Personally appeared the above named JEANNETTE ANN RIFFEY AA

Trustee of the Jeannie Loving Trust

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kimberly A. Reves

Notary Public for OregonMy commission expires 5/25/2000

(seal.)

ESCROW NO. MT37927-KR

Return to:

WELLS B. MC MILLAN
6543 CLIMAX AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 25th day of April A.D. 19 96
at 11:54 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 11617

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee. \$30.00