

17437

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044542

AFTER RECORDING RETURN TO:
MR. AND MRS. RONALD W. DILLON
4350 BISBEE STREET
KLAMATH FALLS, OR 97603

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

DONNA LEE BARNETT, hereinafter called GRANTOR(S), convey(s) to
RONALD W. DILLON AND KATHY A. DILLON, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

The East 175 feet of the South 60 feet of Lot 5, Block 3,
SECOND ADDITION TO ALTAMONT ACRES, in the County of Klamath,
State of Oregon.

CODE 41 MAP 3909-10DC TAX LOT 2300

"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,

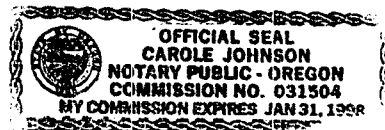
and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$50,000.00.

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 29th day of April 1996.

Donna Lee Barnett
DONNA LEE BARNETT



STATE OF OREGON, County of Klamath)ss.

On this 26th day of APRIL, 1996,

Personally appeared the above named DONNA LEE BARNETT and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: Carol Johnson
Notary Public for Oregon
My Commission Expires: January 31, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day
of May A.D., 19 96 at 11:23 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 12716.

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Cherry Russell

96 MAY -3 AM 12:23