



WARRANTY DEED

ASPEN TITLE ESCROW NO. 03044599

AFTER RECORDING RETURN TO:

ERIK NOBEL

AMY L. HATHAWAY

1807 WARD ST.
KLAMATH FALLS, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVELANCE L. LESUEUR and MARY B. LESUEUR, hereinafter called
GRANTOR(S), convey(s) to ERIK NOBEL and AMY L. HATHAWAY,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 9, YALTA GARDENS, in the County of Klamath, State of Oregon.

Code 41 Map 3909-2AB TL 6700

"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
\$82,000.00.

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 14th day of May, 1996.

LANCE L. LESUEUR

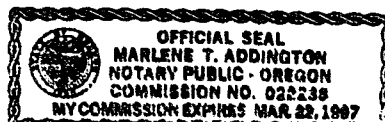
MARY B. LESUEUR

STATE OF OREGON, County of Klamath)ss.

On May 15, 1996, personally appeared the above named LANCE L.
LESUEUR and MARY B. LESUEUR and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon

My Commission Expires: 3-22-97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day
of May A.D., 19 96 at 3:46 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 14434.

FEE \$30.00

By Bernetha G. Letsch, County Clerk

96 MAY 17 P3:46