



WARRANTY DEED

#0344718
AFTER RECORDING RETURN TO:

JAMES W. MINDEN
DENNIS L. MINDEN
611 NORTH 11TH ST.
KLAMATH FALLS, OR 97601

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

CARLOS H. NICHOLS, hereinafter called GRANTOR(S), convey(s) to
JAMES W. MINDEN and DENNIS L. MINDEN, not as tenants in common
but with full rights of survivorship hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

A portion of Lot 5, Block 58, NICHOLS ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon, more
particularly described as follows:

Beginning at the most Northerly corner of Lot 5, Block 58 of
NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence
Southwesterly along the Southeasterly line of Lincoln Street,
60 feet; thence Southeasterly at right angles to Lincoln Street
45 feet; thence Northeasterly parallel with Lincoln Street 60
feet; thence Northwesterly at right angles to Lincoln Street,
45 feet to the place of beginning.

CODE 1 MAP 3809-29DC TL 5300

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, contracts and/or
liens for irrigation and/or drainage, 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
\$22,000.00.

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 15th day of May, 1996.

Carlos H. Nichols
CARLOS H. NICHOLS

STATE OF OREGON

County of Klamath

On May 16, 1996, CARLOS H. NICHOLS personally appeared before
me,

____ who is personally known to me

X whose identity I proved on the basis of ODL
Continued on next page

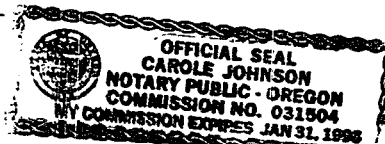
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_____ whose identity I proved on the oath/affirmation of
_____, a credible witness

to be the signer of the above document, and he/she acknowledged
that he/she signed it.

Carole 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 20th day
of May A.D., 19 96 at 10:53 o'clock A M., and duly recorded in Vol. M96,
of Deeds on Page 14482.

FEE \$35.00

By Bernetha G. Letsch
Bernetha G. Letsch, County Clerk