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WARRANTY DEED

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HTC31945MS

BEVERLY MICKA, TRUSTEE OR SUCCESSORS IN TRUST UNDER THE MICKA LOVING TRUST
DATED APRIL 24, 1990,

Grantor(s) hereby grant, bargain, sell and convey to:
GORDON L. WOLFE,

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 41 IN BLOCK 3, TRACT 1064, FIRST ADDITION TO GATEWOOD, 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 \$ 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 11871 Hwy 66, Ashland, OR 97560

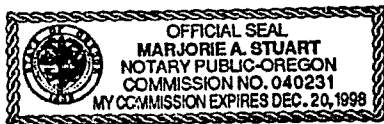
Dated this 22nd day of May, 1996

Beverly Micka
BEVERLY MICKA TRUSTEE

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. May 22, 1996
COUNTY OF Klamath
Personally appeared the above named Beverly Micka
trustee

and acknowledged the foregoing instrument to be her voluntary act.



Before me: Marjorie Stuart
Notary Public for Oregon
My commission expires 12/20/98

(seal)

ESCROW NO. MT37945-MS

Return to:
Gordon L. Wolfe
11871 Hwy 66, Ashland, OR 97560

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 24th day of May A.D. 19 96
at 11:55 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 15179
Bernetha G Letsch, County Clerk
By [Signature] Deputy.
Fee, \$30.00