



TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044663

AFTER RECORDING RETURN TO:
 THOMAS F. MC GARRY and
 LOUISE M. MC GARRY
 5032 SE 25th Avenue
 Portland, OR. 97202

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

MARK SPENO and GEORGE R. TAYLOR, TRUSTEE OF THE KURTIS HOWARD
 SPENO TRUST DATED JANUARY 15, 1996, hereinafter called
 GRANTOR(S), convey(s) to THOMAS F. MC GARRY and LOUISE M. MC
 GARRY, as tenants in common, hereinafter called GRANTEE(S), all
 that real property situated in the County of Klamath, State of
 Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
 HEREIN

"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
 \$25,000.00.

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 18th day of June, 1996.

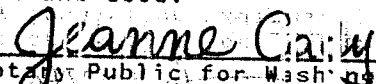

 MARK SPENO

THE KURTIS HOWARD SPENO TRUST
 DATED JANUARY 15, 1996

BY: 
 GEORGE R. TAYLOR TRUSTEE

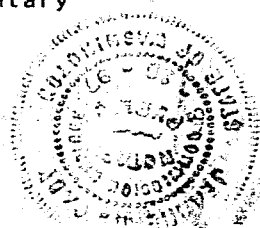
STATE OF WASHINGTON, County of King) ss.

On June 20, 1996, MARK SPENO personally appeared before me,
 and acknowledged the foregoing instrument to be his voluntary
 act and deed.


 Notary Public for Washington
 My Commission Expires: 3/15/97

STATE OF California (RID), County of San Mateo (FLY) ss.

On June 25th, 1996, personally appeared before me, GEORGE R.
 TAYLOR, as Trustee of THE KURTIS HOWARD SPENO TRUST DATED
 Continued on next page



A portion of Lot 13, Block 8, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 7 feet 6 inches East from the Southwest corner of said Block 8, running thence North a distance of 70 feet; thence East a distance of 6 inches; thence South a distance of 70 feet to the Southeast corner of said Lot 13, Block 8; thence West a distance of 6 inches to the place of beginning.

Lot 14, Block 8, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1.1 MAP 3809-2800 TL 12000
CODE 1.1 MAP 3809-2800 TL 11901

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 27th day
of June A.D., 1996 at 3:39 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 19225

FEE \$40.00

By Bernetha G. Letsch, County Clerk
C. L. Russell