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WARRANTY DEED

Vol. M96 Page 20676
Vol. M96 Page 19488

MARLY E. WORDEN,
Grantor(s) hereby grant, bargain, sell and convey to:
RICHARD J. SEUTTER and MINDI J. SEUTTER, husband and wife,
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 9 IN BLOCK 1 OF COUNTRY GARDENS, 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 \$ 125,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6104 LOGAN DRIVE, KLAMATH FALLS, OR 97603

Dated this 28th day of June, 1996

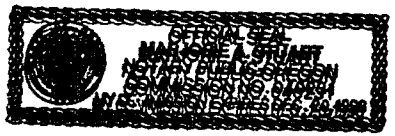
Marly E. Worden
MARLY E. WORDEN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. June 28 19 96
COUNTY OF Klamath

Personally appeared the above named Marly E. Worden

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

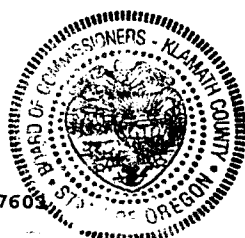
Before me:
Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT38141-MS

Return to:
RICHARD J. SEUTTER
6104 LOGAN DRIVE
KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 1st day
of June A.D., 19 96 at 11:45 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 19488

FEE \$30.00

INDEXED
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By Bernetha G. Letsch, County Clerk

% JUL 12 AM 10:00

20677

WARRANTY DEED

By Bernetha G. Letsch, County Clerk
Kathleen Ross