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WARRANTY DEED

MTC 30424 KA

J.K. DEVELOPMENT COMPANY, an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell and convey to:
GREGORY W. NELSON,
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 19 in Block 19 of NINTH ADDITION TO SUNSET VILLAGE, 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 \$ 18,000.00.

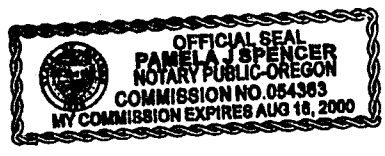
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1847 DAWN COURT, KLAMATH FALLS, OR 97603

Dated this 20th day of June, 1996

J.K. DEVELOPMENT COMPANY
BY: [Signature] PRESIDENT
JOE L. KELLER

STATE OF Oregon, County of Klamath) ss.
This instrument was acknowledged before me on June 20, 1996
by JOE L. KELLER
as PRESIDENT
of J.K. DEVELOPMENT

[Signature]
Notary Public of Oregon
My commission expires 8/16/2000



ESCROW NO. MT38424-KA

Return to:
GREGORY W. NELSON
1847 DAWN COURT
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., 1996 at 11:45 o'clock AM, and duly recorded in Vol. M96
of Deeds on Page 19501

FEE \$30.00

Bernetha G. Letsch, County Clerk
By [Signature]

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WARRANTY DEED

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MTC 87832 KA

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 12th day
of July A.D., 19 96 at 10:00 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 20678

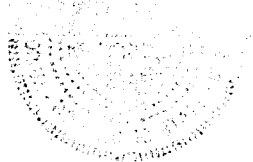
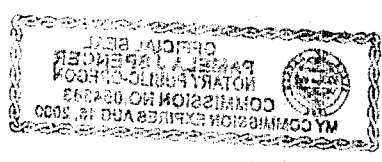
FEE \$10.00 Re-record
to correct month

Bernetha G. Letsch, County Clerk
By Kathleen Royal

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