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WARRANTY DEED

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MTC37128PS.

GERALD H. MADDAX and GINGER L. MADDAX, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

RINA J. THORNTON,

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:

The S 1/2 of the NW 1/4 NW 1/4 of Section 16, and the S 1/2 of the NE 1/4
NE 1/4 of Section 17, Township 35 South, Range 13 East of the Willamette
Meridian, 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 \$ 16,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4212 HOMEDALE RD., KLAMATH FALLS, OR 97603

Dated this 29 day of July, 1996

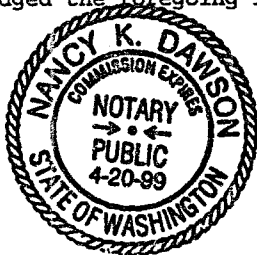

GERALD H. MADDAX


GINGER L. MADDAX

NOTARY ACKNOWLEDGEMENT

STATE OF WashingtonSS. 7/29 19 96COUNTY OF KingPersonally appeared the above named Gerald & Ginger Maddax

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

Notary Public for WAMy commission expires 4/30/99

ESCROW NO. MT37128-PS

STATE OF OREGON,
County of Klamath ss.

Return to:

RINA J. THORNTON
4212 HOMEDALE RD.
KLAMATH FALLS, OR 97603

Filed for record at request of:

AmeriTitle

on this 1st day of August A.D. 19 96
at 11:45 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 23356

Bernetha G Letsch, County Clerk

By 

Deputy.

Fee, \$30.00