

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045190

AFTER RECORDING RETURN TO:
Mr. and Mrs. Al A. Tozer, Jr.
871 NW Federal St.
Bend, OR 97701

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

SHERRIE DAMRON, hereinafter called GRANTOR(S), convey(s) to AL
A. TOZER, JR. and SHELLEY D. TOZER, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 453 in Block 126 of MILLS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-33AD, Tax Lot 11700

"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, 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
\$37,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

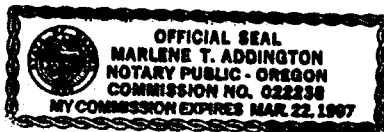
IN WITNESS WHEREOF, the grantor has executed this instrument
this 27th day of August, 1996.

Sherrie Damron
SHERRIE DAMRON by Sandy Damron DeHart, her attorney in fact
and N.P.

STATE OF OREGON, County of Klamath)ss.

On August 30, 1996, personally appeared the above named
Sandy Damron DeHart as Attorney in Fact for Sherrie Damron.
and N.P.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day
of September A.D., 19 96 at 10:54 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 27319.

FEE \$30.00

Bernetha G Letsch, County Clerk

By Cheryl Russell