

WARRANTY DEED

MTC 39470 MS

WAYNE MEISNER and DOROTHY MEISNER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

J & B TRUST, BETTY BREITBARTH TRUSTEE TRUST,

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 WESTERLY 112 FEET OF TRACT 35 OF PLEASANT HOME TRACTS NO. 2,
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:

Trust Deed, subject to the terms and provisions thereof, given to secure
an indebtedness with interest thereon and such future advances as may be
provided therein.

Dated: November 8, 1989

Recorded: February 28, 1989

Volume: M89, page 3484, Microfilm Records of Klamath County, Oregon

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 \$ 46,772.51.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 10630 SW Hood Avenue, Portland, OR 97219

Dated this 21st day of October, 19 96

Wayne Meisner
WAYNE MEISNER

Dorothy Meisner
DOROTHY MEISNER

NOTARY ACKNOWLEDGEMENT

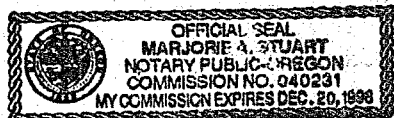
STATE OF Oregon

COUNTY OF Klamath

SS. October 21 19 96

Personally appeared the above named Wayne Meisner and Dorothy Meisner

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT39470-MS

Return to:

TRUSTEES OF THE J & B TRUST
10630 SW Hood Avenue
Portland, OR 97219

RECORDED ON 10/25/96
10:00 AM FORD VASSIN
RECORDED ON 10/25/96
RECORDED ON 10/25/96

RECORD NO. 33769-12

33769

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 25th day
of October A.D. 19 96 at 11:51 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 33768.

FEE \$35.00

Bernetha G. Letsch
By Kathleen Ross County Clerk

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