

WARRANTY DEED

MTC 30853KA

JOHN WEISEL and APRIL D. WEISEL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

BRIAN SIXTO HOLLAND,

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 5 in Block 45 of HOT SPRINGS ADDITION to the City of Klamath Falls,
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 \$ 115,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2596 FIREBROOK RD., TUCSON, AZ 85741

Dated this 6 day of November, 1996.

John Weisel
JOHN WEISEL

April D. Weisel
APRIL D. WEISEL

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

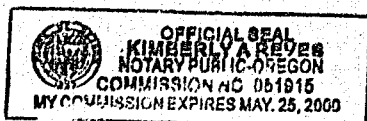
SS. November 6 19 96

COUNTY OF KLAMATH

Personally appeared the above named JOHN WEISEL AND

APRIL D. WEISEL

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kimberly A. Boes

Notary Public for Oregon

My commission expires 5/25/2000

ESCROW NO. MT39853-KA

Return to:

BRIAN SIXTO HOLLAND
2596 FIREBROOK RD.
TUCSON, AZ 85741

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 12th day of November A.D., 19 96
at 11:35 o'clock A. M. and duly recorded
in Vol. M96 of Deeds Page 35474

Bernetha G. Letsch County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

96 NOV 12 AM 1:35