

WARRANTY DEED

MT39509MS
 PETER G. TOTH and INGRID TOTH, with the rights of survivorship,
 Grantor(s) hereby grant, bargain, sell and convey to:
 RYAN MC NIVEN and AMY^S MC NIVEN, husband and wife,
 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 11 IN BLOCK 22 OF CHELSEA ADDITION, 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 \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 1407 OWENS STREET, KLAMATH FALLS, OR 97601

Dated this 17th day of October, 1996.

Peter G. Toth
 PETER G. TOTH

Ingrid Toth
 INGRID TOTH

BY: Peter G. Toth
 PETER G. TOTH

HER ATTORNEY IN FACT

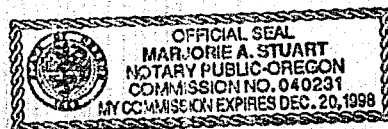
STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on October 17, 1996
 by Peter G. Toth, individually and
 as Attorney in fact

~~for~~ for Ingrid Toth

Marjorie A. Stuart
 Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT39509-MS

Return to:

RYAN MC NIVEN
 1407 OWENS STREET
 KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 26th day
 of November A.D., 1996 at 11:43 o'clock A.M., and duly recorded in Vol. M96,
 of Deeds on Page 37095.

FEE \$30.00

Bernetha G. Letsch / County Clerk

By Ruthen Ross

96 NOV 26 AM 11:43