



WARRANTY DEED

#01045520

AFTER RECORDING RETURN TO:

SANDRA K. HANFORD

161616 Hwy 1616
Klamath Falls, OR 97601

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

JEFFERY S. TITUS, hereinafter called GRANTOR(S), convey(s) to
SANDRA K. HANFORD, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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
\$63,500.00.

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 9th day of January, 1997.

Jeffery S. Titus
JEFFERY S. TITUS

STATE OF OREGON, County of Klamath)ss.

On this 9th day of January, 1997,

Personally appeared the above named JEFFERY S. TITUS and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: Carole Johnson
Notary Public for Oregon
My Commission Expires: 1-31-98

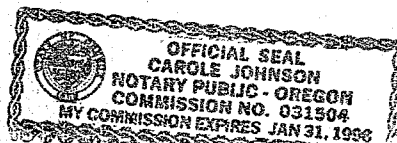


EXHIBIT "A"

The SE 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian bears West 1809.09 feet distant; thence North 25 degrees 48' West 660.38 feet to the Southerly line of the Ashland-Klamath Falls Highway; thence along said line North 67 degrees 48' East 244.20 feet; thence South 25 degrees 22' East 761.00 feet; thence Westerly along Section line 265.06 feet to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to George William Dow and Georgia Joanne Dow in Quitclaim Deed recorded June 22, 1984 in Book M-84 at Page 10532.

CODE 20. MAP 3908-28D0 TL 600

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 10th day
of January A.D., 19 97 at 3:56 o'clock P M., and duly recorded in Vol. M97
of Deeds on Page 847

Bernetha G. Litsch, County Clerk

FEE \$35.00

by Synetha M. Litsch