

DONALD E. NIVEN and LELA A. NIVEN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
JAMES C. WEBBER,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3843 ANDERSON AVENUE, KLAMATH FALLS, OR 97603

Dated this 24th day of January, 1997.

Donald E. Niven
DONALD E. NIVEN

Lela A. Niven
LELA A. NIVEN

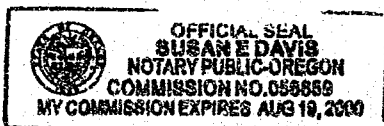
STATE OF OREGON

SS. January 24 19 97

COUNTY OF KLAMATH

Personally appeared the above named DONALD E. NIVEN and LELA A. NIVEN

and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me:

Susan E. Davis

Notary Public for OREGON

My commission expires Aug. 19, 2000

(seal)

ESCROW NO. MT40277-KR

Return to:

JAMES C. WEBBER
3843 ANDERSON AVENUE
KLAMATH FALLS, OR 97603

97 JAN 28 P3:29

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

Lots 12, 13 and 14 in Block 1 of MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Maple Street (Niven Street) which inurred thereto as evidenced by order of Vacation 94-169, recorded May 9, 1994 in Volume M94, page 18167, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

Vacated Lots 7 thru 16, inclusive, Block 3, TOWN OF MIDLAND, together with the vacated portion of the alley adjacent thereto, more particularly described as follows:

Beginning at the Northeast corner of said vacated Lot 7; thence West 260 feet along the North boundary of said Block 3 to the Northwest corner of said vacated Lot 11; thence South along the West boundary of said Block 3, 276.00 feet to the Southwest corner of vacated Lot 12; thence East along the South boundary of said Block 3, 260 feet to the Southeast corner of vacated Lot 16; thence North 276.00 feet to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 28th day
of January A.D., 19 97 at 3:29 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 2535

Bernetha G. Leisch, County Clerk

by Kathleen Rose

FEE \$35.00