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Vol. 1197 Page 18414MTC
4/3/2-SD

WARRANTY DEED

Bruce A. Froemke, Grantor, conveys and warrants to James D. Lockhart and Karen M. Lockhart, husband and wife the following described real property free of encumbrances except as specifically set forth herein:.

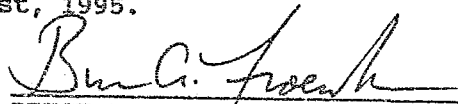
Parcel three of land partition 30-95 of the City of Klamath Falls, Klamath County Oregon, situated in the southwest quarter southwest quarter of section 20, township 38 south, range 9 east WM.

Subject to reservations, restrictions, right-of-way, easements of record and those apparent upon the land, and Access restrictions, including the terms and provisions thereof, as disclosed by Deed from Genevieve Gustin Mott, formerly Genevieve Gustin and Harry L. Mott, husband and wife, recorded July 16, 1958 in volume 301 page 78, Deed records of Klamath County, Oregon. An easement for overhead Electrical and Telephone Lines, as disclosed by the Preliminary Partition Map of Land Partition 30-95, records of Klamath County, Oregon.

Grantor reserves to Grantor, and Grantor's assigns and successors, for the benefit of parcel 1 and 2 of land partition 30-95 of the City of Klamath Falls, Klamath County Oregon, easements across the property conveyed herein, in the approximate locations as shown on Exhibit "A" to this deed for the purposes of using, and maintaining the existing utility lines crossing the property conveyed by this deed. Each of the easements indicated on exhibit "A" shall be 20 feet wide. These easements are appurtenant to the real property owned by Grantor and described herein. These easements shall be perpetual.

The true consideration for this conveyance is \$15,000.00

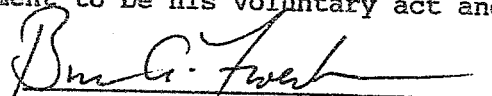
Dated this 21st day of August, 1995.


BRUCE A. FROEMKE

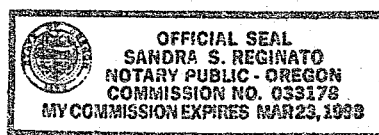
This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument. The person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

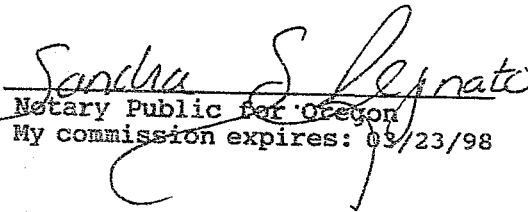
STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

Personally appeared before me Bruce A. Froemke, and
acknowledged the foregoing instrument to be his voluntary act and
deed.


BRUCE A. FROEMKE

Subscribed and sworn to before me the above-named this 21st
day of August, 1995.




Notary Public for Oregon
My commission expires: 03/23/98

Send Tax Statements to:

James D. and Karen M. Lockhart
2715 Montelius
Klamath Falls, OR 97601

After Recording Return to:

James D. and Karen M. Lockhart
2715 Montelius
Klamath Falls, OR 97601

EXHIBIT "A"

1. Access restrictions, including the terms and provisions thereof, as disclosed by Deed from Genevieve Gustin Mott, formerly Genevieve Gustin and Harry L. Mott, husband and wife, recorded July 16, 1958 in Volume 301 page 78, Deed records of Klamath County, Oregon.

2. An easement for overhead Electrical and Telephone Line, as disclosed by the Preliminary partition Map of Land Partition 30-95, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 16th day
of June A.D., 19 97 at 11:16 o'clock A. M., and duly recorded in Vol. M97,
of Deeds on Page 18414.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross