

39674

97 JUN 20 P3:17



WARRANTY DEED

AFTER RECORDING RETURN TO:
 MICHAEL J. MULVEY
 LISA C. MULVEY
 2035 Lancaster Avenue
 Klamath Falls, Oregon 97601

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

DAVID W. HOEL and PHYLLIS A. HOEL husband and wife,
 hereinafter called GRANTOR(S), convey(s) to MICHAEL J. MULVEY
 and LISA C. MULVEY husband and wife, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 KLAMATH, State of Oregon, described as:

LOTS 17 THROUGH 24 INCLUSIVE, BLOCK 20, SECOND ADDITION TO THE
 CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF
 OREGON.

CODE 1 MAP 3809-29AB TL 5100 CODE 1 MAP 3809-29AB TL 5200

"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, contracts and/or
 liens for irrigation and/or drainage,

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
 \$95,000.00.

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 18th day of June 1997.

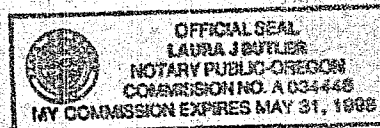
David W. Hoel by Phyllis A. Hoel
 DAVID W. HOEL BY PHYLLIS A.
 HOEL, his attorney-in-fact

Phyllis A. Hoel
 PHYLLIS A. HOEL

STATE OF OREGON, County of Klamath ss.

On June 18, 1997, personally appeared Phyllis A. Hoel as
 attorney in fact for David W. Hoel and and acknowledged the
 foregoing instrument to be his voluntary act and deed.

Laura J. Butler
 Notary Public for Oregon
 My Commission Expires: 5/31/98



STATE OF OREGON, County of Klamath ss.

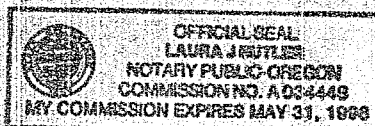
On June 18th 1997, personally appeared Phyllis A. Hoel and
 acknowledged the foregoing instrument to her voluntary act and
 deed.

Continued on next page

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WARRANTY DEED
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Notary Public for Oregon

My Commission Expires: 5/31/98



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Aspen Title & Escrow the 20th day
of June A.D., 19 97 at 3:17 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 19151

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Bethun Ross