

99 MAR 31 P326



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05049161
AFTER RECORDING RETURN TO:
JUAN HERNANDEZ

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

SYDNEY M. FEIGI hereinafter called GRANOR(S), convey(s) to
JUAN HERNANDEZ, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Tract B, SUNSHINE TRACTS, in the County of Klamath, State of
Oregon

CONF 028 MAP 4112 100 TL 7400

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATION. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH AN
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVALS ARE AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.090."

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
\$18,000.00.

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 23 day of March, 1999.

Sydney M. Feigi
SYDNEY M. FEIGI

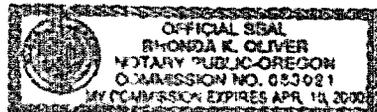
STATE OF OREGON, County of Yess.

On this 23rd day of March, 1999,

I, Notary Public, do hereby certify the above named Sydney M. Feigi and
Juan Hernandez as the executing instrument to be his voluntary and
indivisible act.

Rhonda K. Oliver
RHONDA K. OLIVER

Notary Public, State of Oregon
My Commission Expires April 10, 2000



STATE OF OREGON COUNTY OF KLAMATH

Filed for record at request of Aspen Title the 30th day
of March A.D. 1999 at 3:26 o'clock P. M. and duly recorded in Vol. 1199
of Deeds on Page 11241

FEES \$30.00

Leda Smith County Clerk
by Ruthen Rose