



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050978

State of Oregon, County of Klamath
 Recorded 3/21/00, at 2:23 p m.
 In Vol. M00 Page 9305
Linda Smith,
 County Clerk Fee\$ 21⁰⁰

AFTER RECORDING RETURN TO:
 Mr. Kenneth W. Shearer
P.O. Box 291
Keno, OR. 97627

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

JAMES P. MILLIGAN and ANN M. MILLIGAN, husband and wife,
 hereinafter called GRANTOR(S), convey(s) and warrants to
 KENNETH W. SHEARER, hereinafter called GRANTEE(S), all that
 real property situated in the County of Klamath, State of
 Oregon, described as:

Lot 3 in Block 21 of FOURTH ADDITION TO KLAMATH RIVER ACRES, in
 the County of Klamath, State of Oregon.

Code 97, Map 3907-26D0, Tax Lot 5600

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
 \$67,000.00.

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 13th day of March, 2000.

James P. Milligan
 JAMES P. MILLIGAN

Ann M. Milligan
 ANN M. MILLIGAN

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 17th
 day of March, 2000, by James P. Milligan and Ann M. Milligan.

Before me: Marlene T. Addington
 Notary Public for Oregon
 My Commission Expires: March 22, 2001

