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Vol. m92 Page 23147**Aspen**
TITLE & ESCROW, INC.

39022

01038784

WARRANTY DEED

AFTER RECORDING RETURN TO:
 FLORO M. MAGPANTAY
 BELLA M. SAN JUAN
 PERLA YAHIRO
 844 YALE PLACE
 OXNARD, CA. 93030

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

RUSSELL SMITH hereinafter called GRANTOR(S), convey(s) to FLORO M. MAGPANTAY and BELLA M. SAN JUAN and PERLA YAHIRO, each as to an undivided 1/3 interest, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

That portion of Lots 28 and 29, MIDLAND TRACTS, lying between the Easterly right of way line of the Southern Pacific Railroad and the Westerly right of way line of the State Highway, in the County of Klamath, State of Oregon.

SAVE AND EXCEPTING from said premises a strip of land forty feet wide off the North line of Lot 29 and off the North line of that portion of Lot 28 of said Midland Tracts lying East of the California Northeastern right of way heretofore deeded to Klamath County for a public road.

Code 164 Map 3909-3000 TL 200

"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 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 those apparent on the land and Trust Deed recorded March 1, 1990 in Book M-90 at page 3981, which Trust Deed Grantess hereby agree to assume and pay according to the terms and provisions thereof,

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
 \$28,877.42.

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 September 1992.

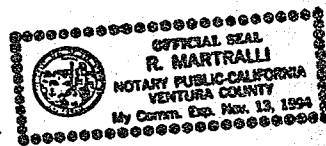
X Russell Smith
 RUSSELL SMITH

STATE OF CALIFORNIA, County of VENTURA ss.

On this 18 day of September, 1992,

Personally appeared the above named RUSSELL SMITH and acknowledged the foregoing instrument to be his voluntary act and deed.

R. Martralli



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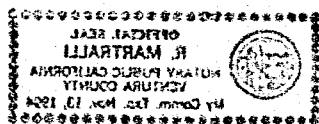
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 2nd day
of Oct. A.D., 19 92 at 3:35 o'clock P.M., and duly recorded in Vol. M92,
of Deeds on Page 23147.

Evelyn Biehn • County Clerk

FEE \$35.00

By Pauline Mullendore



VENTURA

see to it