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Aspen
 TITLE & ESCROW, INC.

 #01040031
 WARRANTY DEED
Vol m93 Page 12800

AFTER RECORDING RETURN TO:

 Mr. and Mrs. Henry H. Martinez
10303 Old River School Rd.
Downey, CA. 96241

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

 FRANK L. FINE and FRANCES I. FINE, husband and wife, hereinafter
 called GRANTOR(S), convey(s) to HENRY ^{H.H.} MARTINEZ and ROSA I.
 MARTINEZ, husband and wife, hereinafter ^{H.H.} called GRANTEE(S), all
 that real property situated in the County of Klamath, State of
 Oregon, described as:

 SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
 HEREIN.

 "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 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
 \$35,500.00.

 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 1st day of June, 1993.

Frank L. Fine
 FRANK L. FINE

Frances I. Fine
 FRANCES I. FINE

STATE OF OREGON, County of Klamath)ss.

 On June 2, 1993, personally appeared the above-named FRANK
 L. FINE and FRANCES I. FINE and acknowledged the foregoing
 instrument to be their voluntary act and deed.

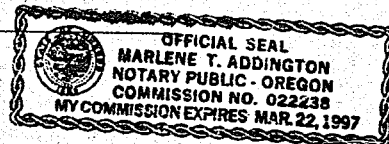
 Before me: Marlene T. Addington
 Notary Public for Oregon
 My Commission (Expires: March 22, 1997.


EXHIBIT "A"

12801

Beginning at the Southeast corner of Lot 3, Block 104, BUENA VISTA ADDITION; thence South along the Westerly line of California Avenue 50 feet; thence Westerly parallel to and 50 feet distant from the South line of Lot 3 to intersect the East line of Stanford Street (extended); thence Northwesterly along Stanford Street to the Southwesterly corner of said Lot 3; thence Easterly along the Southerly line of said Lot 3 to the place of beginning, in the County of Klamath, State of Oregon. The Southerly line of said tract herein conveyed being a straight line running approximately East and West from California Avenue to Stanford Street.

CODE 1 MAP 3809-32BC TL 1300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 3rd day
of June A.D., 19 93 at 3:30 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 12800
By Evelyn Biehn County Clerk
D. A. Biehn

FEE \$35.00