

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO. K-45468
ESCROW NO. 29-5828
TAX ACCT. NO. 2407-7B-9100
MAP #146023

GRANTEE'S NAME AND ADDRESS:

JAMES D. BRADBURY
85133 RIDGEWAY
PLEASANT HILL, OR 97455

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

ROBERT L. MARR and MARY T. MARR, as tenants by the entirety Grantor,
conveys and warrants to:

JAMES D. BRADBURY and PATRICIA G. BRADBURY, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

Lot 25 in Block 6 of Cres-Del Acres, Second Addition, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Subject to:

1. Taxes for 1993-94 are now a lien but not yet payable.
NOTE: Taxes for 1992-93 are paid in the amount of \$520.92.
Account No. 2407-7B-9100 Key: 146023
2. Reservations and restrictions in the dedication of Cres-Del
Acres, Second Addition, as follows: (1) a 16 foot easement along
Crescent Creek and centered on lines between 4 and 5, Lots 10 and 11, and
Lots 15 and 16 of Block 6 to provide access to Crescent Creek; (2) a 16
foot utility easement centered on all lines between lots and on the side
of lots abutting on streets; (3) additional restrictions as provided in
recorded protective covenants.
3. Reservations and restrictions in deed from Edgar E. Colburn and
Barbara A. Colburn, husband and wife, and Ward Bettis and Flossie Bettis,
husband and wife, grantors to Robert L. Marr and Mary T. Marr, dated
August 17, 1966, recorded September 8, 1966, in Volume M66 Page 9040,
Deed Records of Klamath County, Oregon.

SUBJECT TO:

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.

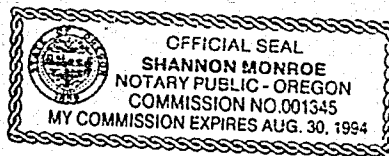
The true consideration for this conveyance is \$59,000.00 . However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration. If grantor is a corporation, this has been
signed by authority of the Board of Directors.

Dated this 7-14-93 day of _____, 19____;

GRANTOR(S):

Robert L. Marr
ROBERT L. MARR

Mary T. Marr
MARY T. MARR



STATE OF OREGON, County of LANE) ss.

This instrument was acknowledged before me on JULY 14, 19 93,
by ROBERT L. MARR and MARY T. MARR

Shannon Monroe
Notary Public for Oregon

My commission expires: 8/30/94

17545

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 20th day
of July A.D., 19 93 at 11:09 o'clock A M., and duly recorded in Vol. M93,
of Deeds on Page 17544

FEE \$35.00

On Page 17544
 Evelyn Biehn County Clerk

By Pauline Mulender