



WARRANTY DEED

#03041069

AFTER RECORDING RETURN TO:

BRENDA K. BAGWELL

200 Main Street
Klamath Falls, OR 97601

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

WILLIAM B.D. GRAY and VIRGINIA E. GRAY, husband and wife,
hereinafter called GRANTOR(S), convey(s) to BRENDA K. BAGWELL,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 2, EMPIRE TRACTS, in the County of Klamath, State of Oregon.

Code 41 Map 3809-35CC TL 1200

verb
"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,

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
\$16,500.00.

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 7th day of January, 1994.

William B.D. Gray
WILLIAM B.D. GRAY

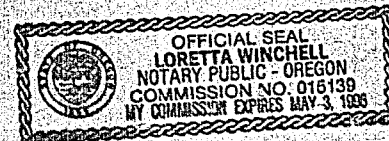
Virginia E. Gray
VIRGINIA E. GRAY

STATE OF OREGON, County of Curry ss.

On January 7, 1994, personally appeared the above-named
WILLIAM B.D. GRAY AND VIRGINIA E. GRAY and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Loretta Winchell
Notary Public for Oregon

My Commission Expires: 5-3-96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 25th day
of Jan A.D. 19 94 at 11:38 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 2486

FEE \$30.00

Evelyn Biehn

By Loretta Winchell

County Clerk