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WARRANTY DEED

ATE #02041316
 AFTER RECORDING RETURN TO:
 MARILYN J. NAZARIO
 4615 CANNON AVENUE
 KLAMATH FALLS, OR 97603

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

MARK AUSEN, hereinafter called GRANTOR(S), convey(s) to MARILYN J. NAZARIO, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 2, Block 29, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, in the County of Klamath, State of Oregon.

Code 114 Map 3811-5A0 Tax Lot 700

"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 \$35,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

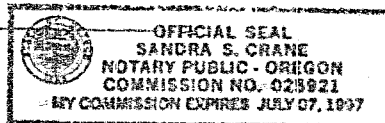
IN WITNESS WHEREOF, the grantor has executed this instrument this 28th day of February, 1994.

Mark Ausen
 MARK AUSEN

STATE OF OREGON, County of Klamath)ss.

On MARCH ^{2/16} 2, 1994, personally appeared the above-named MARK AUSEN and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Sandra S. Crane*
 Notary Public for Oregon
 My Commission Expires: July 7, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 3rd day
 of March A.D., 19 94 at 3:27 o'clock P.M. and duly recorded in Vol. M94
 of Deeds on Page 6744

FEE \$30.00

Evelyn Biehn County Clerk

By *Sandra S. Crane*