

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041611

AFTER RECORDING RETURN TO:

Dara M. Stewart

4765 Driftwood Dr.
Klamath Falls, OR 97603

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

ROBERT F. DRACE and SANDRA C. DRACE, husband and wife,
hereinafter called GRANTOR(S), convey(s) to DARA M. STEWART,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 5, in Block 6, Tract No. 1035, GATEWOOD, in the County of
Klamath, State of Oregon.

Code 63, Map 3909-14AB, Tax Lot 1700

"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
\$95,000.00.

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 17th day of April, 1994.

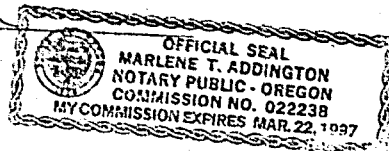
Robert F. Drace
ROBERT F. DRACE

Sandra C. Drace
SANDRA C. DRACE

STATE OF OREGON, County of Klamath)ss.

On April 17, 1994, personally appeared the above named Robert
F. Drace and Sandra C. Drace, 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



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co
of April A.D., 19 94 at 11:02 o'clock A M., and duly recorded in Vol. M94 day
of Deeds on Page 11396

FEE \$30.00

Evelyn Biehn County Clerk

By Pauline Mullens