

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
WALTER R. BROWNFIELD

MTC 32847-HF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
FRANKLIN R. BAINES and MARY LOU BAINES, husband and wife
the grantee; does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,
situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lots 32 and 33 in Block 10 of ST. FRANCIS PARK, according to the official
plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

MOUNTAIN TITLE COMPANY

"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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. AND TO DETERMINE ANY
to have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor
is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of
record and those apparent upon the land, if any, as the date of this deed

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 45,000.00
XXXXXX
XXXXXX
XXXXXX

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day of May, 1994;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

STATE OF OREGON

County of

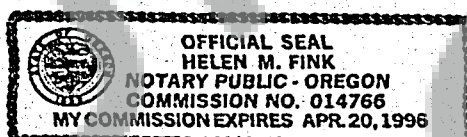
Klamath
May 19th, 1994

Personally appeared the above named
WALTER R. BROWNFIELD

and acknowledged the foregoing instrument
to be his voluntary act and deed.

Before me:

Helen M. Fink
Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this

, 19 , by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

WALTER R. BROWNFIELD

4613 Hope St
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS

FRANKLIN R. BAINES and MARY LOU BAINES
4423 PECK BOULEVARD
KLAMATH FALLS, OR 97603
GRANTEE'S NAME AND ADDRESS

FRANKLIN R. BAINES and MARY LOU BAINES
4423 PECK BOULEVARD
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

Usual a change is requested all tax statements shall be sent to the following address.

FRANKLIN R. BAINES and MARY LOU BAINES
4423 PECK BOULEVARD
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 23rd
day of May, 1994,
at 10:58 o'clock A. M., and recorded
in book M94 on page 16136 or as
file/reel number 81444

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Douglas M. Hulten Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY