



WARRANTY DEED

ATE #02042076

AFTER RECORDING RETURN TO:

BARBARA L. VAN DEREN

5324 Bel Air Drive
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVELOREN W. TROUT and MARCIA R. TROUT, hereinafter called
GRANTOR(S), convey(s) to BARBARA L. VAN DEREN, hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:Lot 3, Block 2, BEL-AIRE GARDENS, in the County of Klamath,
State of Oregon.

Code 41 Map 3909-2DA Tax Lot 4900

BVP

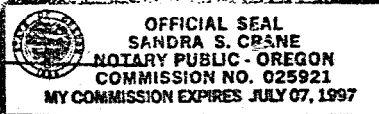
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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
\$77,000.00.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 3rd day of August, 1994.

[Signature]
LOREN W. TROUT

[Signature]
MARCIA R. TROUT

STATE OF OREGON, County of Klamath)ss.

On August 19TH, 1994, personally appeared the above named LOREN
W. TROUT and MARCIA R. TROUT, and acknowledged the foregoing
instrument to be their voluntary act and deed.Before me: Sandra S. Crane
Notary Public for OregonMy Commission Expires: 7/7/97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 19th day
of August A.D. 19 94 at 3:24 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 25845

FEE \$30.00

Evelyn Biehn County Clerk

By Annelle Mueller