



WARRANTY DEED

Vol MG4 Page

ATE #024 2421
AFTER RECORDING RETURN TO:

MR. & MRS. JESUS YUSTE
720 Riverside Drive
Klamath Falls, OR 97601

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

PAMELA THOMPSON, hereinafter called GRANTOR(S), convey(s) to JESUS YUSTE and JOHNELLA YUSTE, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

"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 Trust Deed recorded in Book M-92 at Page 8277 which Grantee herein agrees to assume and agrees to pay 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 \$39,000.00.

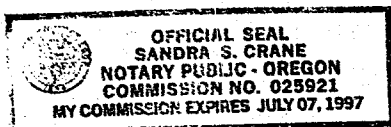
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 9th day of November 1994.

PAMELA M. THOMPSON

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 10th day of November, 1994, by PAMELA M. THOMPSON.



Sandra S. Crane
NOTARY PUBLIC FOR OREGON
my commission expires: 7/7/97

PARCEL 1:

The SW 1/4 of SE 1/4 of Section 29, and the NW 1/4 of NE 1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 160 feet North 51 degrees 15' West of a point 60 feet North 38 degrees 45' East of the Northeast corner of Block 12 in the City of Klamath Falls (formerly Linkville), Oregon, according to the plat of the Original Town of said Linkville, (being the corner of said Block formed by the intersection of 9th and High Street), said point of beginning being on the Street line of 9th Street; thence North 38 degrees 45' East 155 feet 9 inches; thence North 51 degrees 15' West parallel to 9th Street, 41 1/2 feet; thence South 38 degrees 45' West 155 feet 9 inches to Street line of 9th Street; thence South 51 degrees 15' East 41 1/2 feet to the place of beginning, being a strip of land 41 1/2 feet wide along 9th Street and 155 feet 9 inches deep perpendicular to 9th Street off the Southerly or Southwesterly side of tract of land deeded to J. A. Sharp by deed recorded in Book 28 at Page 533, Deed Records of Klamath County, Oregon.

PARCEL 2:

The following described portion of Lot 3, Block 44, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point 160 feet North 51 degrees 15' West of a point 60 feet North 38 degrees 45' East of the Northeast corner of Block 12 of the Original Town of Linkville, now City of Klamath Falls, Oregon; said point being on the East line of Ninth Street; thence at right angles Easterly 75 feet to the true point of beginning; thence continuing Easterly on same line 55 feet to Easterly line of said Lot 3; thence Southerly and parallel to Ninth Street 22.15 feet, more or less, to the Northeasterly corner of property deeded to Furton by deed recorded in Book 176 at Page 281, Deed Records of Klamath County, Oregon; thence Westerly along the North line of said Burton property, 55 feet; thence Northerly parallel with Ninth Street, 22.15 feet to the point of beginning.

EXCEPTING THEREFROM that portion of said Parcel 2 conveyed to James W. Robison, et ux., by deed dated February 18, 1949, recorded March 4, 1949 in Book 229 at Page 206, Deed Records of Klamath County, Oregon.

CODE 1 MAP 3809-29DC TL 15800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 18th day of November A.D., 19 94 at 10:36 o'clock A. M., and duly recorded in Vol. M94 of Deeds on Page 35487

FEE \$35.00

Evelyn Biehn, County Clerk
By Sylvia M. Hickey