



WARRANTY DEED

Aspen Title #01042645

AFTER RECORDING RETURN TO:
 RAMON PRIETO
 SOCORRO PRIETO
 1005 HIGH
KLAMATH FALLS, OREGON 97601

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

GAYLE PAYNE NICHOLSON, hereinafter called GRANTOR(S), convey(s)
 to RAMON PRIETO AND SOCORRO PRIETO, 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 BY
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
 HEREIN *R.P.*...

"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, contracts and/or
 liens for irrigation and/or drainage, AND Trust Deed including
 the terms and provisions thereof, recorded May 1, 1985 in Book
 M85, page 6499 which Trust Deed Grantee DOES NOT agree to assume
 and pay according to the terms and provisions contained
 therein,

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
 \$46,000.00.

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

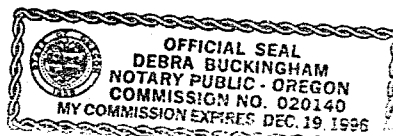
IN WITNESS WHEREOF, the grantor has executed this instrument
 this 14th day of December 1994.

Gayle Payne Nicholson
 GAYLE PAYNE NICHOLSON

STATE OF OREGON)

County of Klamath)

) ss.



The foregoing instrument was acknowledged before me this 21st
 day of December, 1994, by Gayle Payne Nicholson

Before me: *Debora Buckingham*
 Notary Public for Oregon
 My Commission Expires: 12-19-96

EXHIBIT "A"

38525

A portion of Lots 3 and 4, Block 45, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly side of said Lot 4, 41 1/2 feet Northeasterly from the most Southerly corner of said Lot 4; thence Northeasterly, along the Southeasterly line of said Lots 3 and 4, 41 1/2 feet; thence Northwesterly and at right angles with the said Southeasterly line of Lots 3 and 4, 80 feet; thence Southwesterly and parallel to said Southeasterly line of Lots 3 and 4, 41 1/2 feet; thence Southeasterly and at right angles with the said Southeasterly line of Lots 3 and 4, 80 feet to the point of beginning.

CODE 1 MAP 3809-29DD TL 9600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 22nd day
of December A.D., 19 94 at 11:36 o'clock A. M., and duly recorded in Vol. M94
of Deeds on Page 38524.

FEE \$35.00

Evelyn Biehn, County Clerk

By Dorlene Mullendore