

WARRANTY DEED

AFTER RECORDING RETURN TO:

ERIC S. BAUNACH  
7708 Highway 140 E  
Klamath Falls, OR 97603

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

JIMMIE D. HUGGINS SR., ALFREDA M. HUGGINS, JIMMIE D. HUGGINS,  
JR., and IRENE B. HUGGINS, hereinafter called GRANTOR(S),  
convey(s) to ERIC S. BAUNACH, 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 . . . .

0  
15A

"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 contract in favor of  
Klamath County recorded June 9, 1994 in Book M-94 at page 82509,  
which Buyer herein is not assuming, 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  
\$10,000.00.

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 12th day of December, 1994.

X Jimmie D. Huggins Sr.  
JIMMIE D. HUGGINS SR.

X Jimmie D. Huggins Jr.  
JIMMIE D. HUGGINS, JR.

X Alfreda M. Huggins  
ALFREDA M. HUGGINS  
Irene B. Huggins  
IRENE B. HUGGINS

STATE OF OREGON,

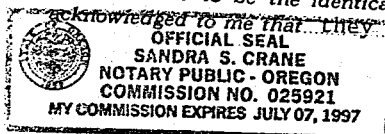
County of Klamath

} ss.

BE IT REMEMBERED, That on this 21st day of December, 1994,  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
named JIMMIE D. HUGGINS, SR., ALFREDA M. HUGGINS, JIMMIE D. HUGGINS, JR. AND IRENE  
B. HUGGINS

known to me to be the identical individual s. described in and who executed the within instrument and  
acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.



Sandra S. Crane  
Notary Public for Oregon.  
My Commission expires July 7, 1997

A portion of the NE 1/4 of the SE 1/4 of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on Public Highway 66, thirty feet East of the West boundary of the E 1/2 of the SE 1/4 of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence East 500 feet along the South side of said Highway 66; thence South to North boundary of the OC and E Railroad; thence West along said railroad to a point 30 feet East of the above described West boundary; thence North to the point of beginning.

CODE 54 MAP 3810-2500 TL 900

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 38542.

FEE \$35.00

Evelyn Biehn - County Clerk

By Quintine Miller