

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042756

AFTER RECORDING RETURN TO:
Mr. and Mrs. Kevin C. Davis
~~5715 Shasta Way~~ 4049 Delaware Ave.
Klamath Falls, OR. 97603

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

FRANK A. SUCCO and BEVERLY P. SUCCO, husband and wife,
hereinafter called GRANTOR(S), convey(s) to KEVIN C. DAVIS and
DEBORAH J. DAVIS, 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.

FFP
"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
\$33,000.00—

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 24th day of January, 1995.

Frank A. Succo
FRANK A. SUCCO

Beverly P. Succo
BEVERLY P. SUCCO by FRANK A.
SUCCO, her attorney in fact
By Frank A. Succo

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 25th
day of January, 1995, by Frank A. Succo, both for himself
individually and as attorney in fact for Beverly P. Succo.

Before me: *Marlene T. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 1997

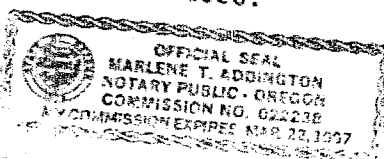


EXHIBIT "A"

1817

The Westerly 70 feet of the following described property in the County of Klamath, State of Oregon:

Beginning at an iron pin which lies West along the South line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, which line is also the center line of Shasta Way, a distance of 180.5 feet and North 0 degrees 11' East a distance of 30 feet from the iron pin which marks the Southeast corner of said Section 35 and running thence: continuing North 0 degrees 11' East parallel to the East line of said Section 35 a distance of 263.2 feet to an iron pin; thence West parallel to the South line of said Section 35 a distance of 150.5 feet to an iron pin, which is on the West line of Tract 68 of Fair Acres Subdivision; thence South 0 degrees 11' West along the West line of said Tract 68 and parallel to the East line of Section 35 a distance of 263.2 feet to an iron pin which is on the North right of way line of Shasta Way 30 feet Northerly from the South line of said Section 35; thence East along the North right of way line of Shasta Way, parallel to the South line of Section 35 a distance of 150.5 feet, more or less to the point of beginning, said tract being in Tract 68 of Fair Acres Subdivision in the SE 1/4 of SE 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian.

CODE 41 MAP 3809-35DD TL 3000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co
 of Jan A.D., 19 95 at 3:44 o'clock P M., and duly recorded in Vol. 895
 of Deeds on Page 1816
 Bernetha G. Letsch County Clerk
 By Caroline M. [Signature]

FEE \$35.00