



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042986
AFTER RECORDING RETURN TO:
Mr. and Mrs. Douglas J. Baker

ATC

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

RONALD W. GIBSON and KATHERINE M. GIBSON, husband and wife,
hereinafter called GRANTOR(S), convey(s) to DOUGLAS J. BAKER AND
GRETCHEN F. BAKER, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 7 in Block 2, Tract 1145, NOB HILL, a resubdivision of
portions of Nob Hill, Irvington Heights, Mountain View Addition
and Eldorado Heights, in the County of Klamath, State of Oregon.

Code 1, Map 3809-20DD, Tax Lot 7400

"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
\$180,000.00.

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 16th day of March, 1995.

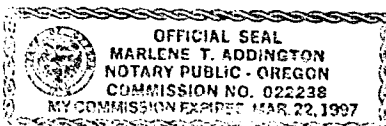
Ronald W. Gibson
RONALD W. GIBSON

Katherine M. Gibson
KATHERINE M. GIBSON

STATE OF OREGON, County of Klamath)ss.

On March 17, 1995, personally appeared the above named RONALD
W. GIBSON and KATHERINE M. GIBSON and acknowledged the
foregoing instrument to be their voluntary act and deed.

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



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day
of March A.D., 19 95 at 3:26 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 6178

FEE \$30.00

By Bernethy G. Letsch, County Clerk