

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

ETHEL PUGH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called RUBEN R. RIOS and HELAINE M. RIOS, husband and wife, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"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 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10 day of MARCH, 19 95; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

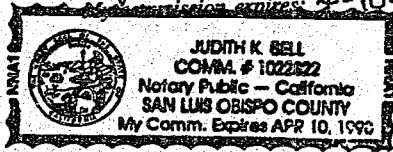
STATE OF OREGON, CALIF. SAN LUIS OBISPO
County of Klamath) ss.
MARCH 10, 19 95

Personally appeared the above named
ETHEL PUGH

and acknowledged the foregoing instrument
to be her voluntary act and deed.

Before me:

Judith K Bell
Notary Public for Oregon
My commission expires: 4-10-98



STATE OF OREGON, County of _____, ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

ETHEL PUGH
1591 BADGER CANYON LANE
ARROYO GRANDE, CA 93420-5108

GRANTOR'S NAME AND ADDRESS
RUBEN R. RIOS and HELAINE M. RIOS
800 MINNESOTA AVE
BRENTWOOD, CA 94513-1835

GRANTEE'S NAME AND ADDRESS
RUBEN R. RIOS and HELAINE M. RIOS
800 MINNESOTA AVE
BRENTWOOD, CA 94513-1835

NAME, ADDRESS, ZIP
RUBEN R. RIOS and HELAINE M. RIOS
800 MINNESOTA AVE
BRENTWOOD, CA 94513-1835
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Depuy

EXHIBIT "A"
LEGAL DESCRIPTION

The NW1/4 NW1/4 SW1/4 of Section 22, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion of the NW1/4 NW1/4 SW1/4 of Section 22, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A parcel of land situated in the N1/2 SW1/4 of Section 22, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2" rebar marking the 1/4 corner common to Sections 21 and 22, thence South 00 degrees 36' 22" West 413.50 feet, along the Section line common to Sections 21 and 22, to a fence running Easterly; thence Easterly along said fence line as follows:

North 87 degrees 12' 20" East 415.44 feet; thence North 85 degrees 35' 40" East 378.28 feet; thence North 86 degrees 03' 26" East 103.74 feet; thence North 85 degrees 26' 45" East 367.65 feet; thence North 84 degrees 22' 40" East 311.79 feet; thence North 77 degrees 24' 35" East 258.55 feet; thence North 85 degrees 50' 17" East 115.26 feet; thence North 87 degrees 51' 20" East 159.39 feet; thence North 58 degrees 07' 56" East 161.71 feet; thence North 80 degrees 50' 44" East 142.15 feet; thence North 86 degrees 47' 01" East 281.56 feet to a fence on the North-South centerline of Section 22, thence North 00 degrees 28' 24" East 90.97 feet, along the North-South centerline of Section 22, to a 1/2" rebar marking the center 1/4 corner of Section 22; thence North 89 degrees 43' 55" West 2643.92 feet, along the East-West centerline of Section 22, to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 22nd day
of March A.D., 19 95 at 3:36 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 6691.

FEE \$35.00

By Bernetha G. Leisch County Clerk