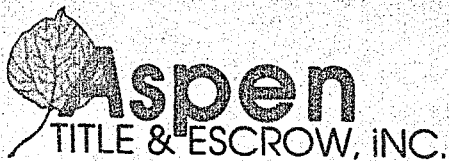


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03-31-95A11:16 RCVD



## WARRANTY DEED

Vol. M95 Page 7729

#03043029

AFTER RECORDING RETURN TO:

JOSEPH A. DECKER  
4930 SUMAC COURT  
KLAMATH FALLS, OR 97603

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

CHARLES T. KINSEY, hereinafter called GRANTOR(S), convey(s) to  
JOSEPH A. DECKER, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

Lot 5, Block 2, BANYON PARK, in the County of Klamath, State of  
Oregon.

Code 41 Map 3909-14BA TL 600

"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  
\$72,000.00.

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 28th day of March, 1995.

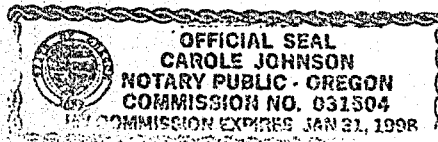
Charles T. Kinsey  
CHARLES T. KINSEY

STATE OF OREGON, County of Klamath)ss.

On this 28th day of March, 1995,

Personally appeared the above named CHARLES T. KINSEY and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Before me: Carole Johnson  
Notary Public for Oregon  
My Commission Expires: January 31, 1998



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 31st day  
of March A.D., 19 95 at 11:16 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 7729

FEE \$30.00

Bernetha G. Ketsch, County Clerk

Bernetha G. Ketsch