



WARRANTY DEED

ASPEN TITLE #05043072
 AFTER RECORDING RETURN TO:
 ROBERT J. AND LAURIE D. BABIRACKI
 2140 GETTLE STREET
 KLAMATH FALLS, OR 97603

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

HARRY W. MATHIS AND LEAH MATHIS, husband and wife hereinafter
 called GRANTOR(S), convey(s) to ROBERT J. BABIRACKI AND LAURIE
 D. BABIRACKI, husband and wife, hereinafter called GRANTEE(S),
 all that real property situated in the County of Klamath, State
 of Oregon, described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A
 PART HEREOF.....

RJ
CS "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
 \$60,000.00

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 7th day of April, 1995.

Harry W. Mathis
 HARRY W. MATHIS

Leah Mathis
 LEAH MATHIS

STATE OF OREGON, County of Klamath)ss.

On this 7th day of April, 1995,

Personally appeared the above named HARRY W. MATHIS AND LEAH
 MATHIS and acknowledged the foregoing instrument to be their
 voluntary act and deed.

Before me *Debra Buckingham*
 Notary Public for Oregon
 My Commission Expires: 12-19-96

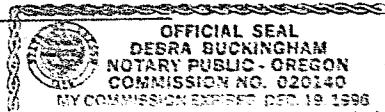


EXHIBIT "A"

Beginning at a point on the West line of the SE 1/4 of NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which is North 0 degrees 35' West 591.2 feet from the Southwest corner of said SE 1/4 SW 1/4 of Section 2; thence North 0 degrees 35' West along said West line a distance of 75 feet; thence North 89 degrees 25' East 135 feet; thence South 0 degrees 35' East 75 feet; thence South 89 degrees 25' West 135 feet to the point of beginning, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-2BD TL 9800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 11th day
of April A.D., 19 95 at 10:51 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 8972.

Bernetha G. Leisch, County Clerk

FEE \$35.00

By Speth