



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05043049

AFTER RECORDING RETURN TO:
MARSHAL E. & LUCINDA A. MAYNARD
3804 SUMMERS LANE
KLAMATH FALLS, OREGON 97603

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

LEONARD C. BALLEW AND CINDY S. BALLEW, HUSBAND AND WIFE,
hereinafter called GRANTOR(S), convey(s) to MARSHAL E. MAYNARD
AND LUCINDA A. MAYNARD, 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.....

new
"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
\$75,900.00.

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 14th day of April, 1995.

Leonard C. Ballew
LEONARD C. BALLEW

Cindy S. Ballew
CINDY S. BALLEW

STATE OF OREGON, County of Klamath)ss.

On April 14, 1995, personally appeared LEONARD C.
BALLEW AND CINDY S. BALLEW 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

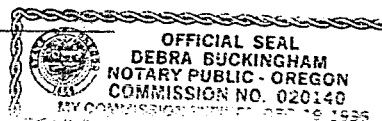


EXHIBIT "A"

The SE 1/4 NE 1/4 and the NE 1/4 SE 1/4, Section 10, Township 39 South Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Summers Lane South 88 degrees 44' West a distance of 30 feet from the iron axle which marks the quarter section corner common to Section 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence: South 1 degree 08' East along the Westerly right of way line of Summers Lane a distance of 69.5 feet to an iron pin; thence South 88 degrees 44' West a distance of 366.6 feet to an iron pin which lies on the Easterly right of way line of U.S.R.S. Lateral F-7; thence North 1 degree 26' West along the Easterly right of way line of U.S.R.S. F-7 Lateral a distance of 75 feet to an iron pin; thence North 88 degrees 44' East a distance of 367.0 feet to an iron pin which lies on the Westerly right of way line of Summers Lane; thence South 1 degree 12' East along the Westerly right of way line of Summers Lane a distance of 5.5 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-10DA TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 19th day
of April A.D., 19 95 at 11:14 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 9823.

FEE \$35.00

By Bernetha G. Netsch County Clerk