

WARRANTY DEED

ASPEN TITLE #01043106
AFTER RECORDING RETURN TO:
WALKER SCANLAN
1642 32nd Ave
San Francisco, CA 94122

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

RUBY S. HAWLEY hereinafter called GRANTOR(S), convey(s) to
WALKER SCANLAN hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 73, YALTA GARDENS, in the County of Klamath, State of
Oregon.

CODE 41 MAP 3909-2AB TAX LOT 1500

"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 \$63,000.00.

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 26th day of April 1995.

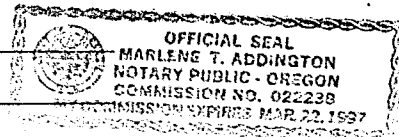
Ruby S. Hawley
RUBY S. HAWLEY

STATE OF OREGON, County of Klamath)ss.

On this 27th day of APRIL, 1995,

Personally appeared the above named RUBY S. HAWLEY and
acknowledged the foregoing instrument to be HER voluntary act
and deed.

Before me: Marlene T. Addington
Notary Public for OREGON
My Commission Expires: 3-22-97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 28th day
of April A.D., 19 95 at 3:46 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 11043.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Bernetha G. Letsch