

Until a Change is requested,
all tax statements shall be
sent to:

Barbara Lee Maloney
269 Viking Lane
Marina, California 93933

After recording, return to:

William H. Soskin, Esq.
2100 Garden Road, Suite F
Monterey, California 93940

Cash consideration paid for this transfer: \$-0-

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WARRANTY DEED

BARBARA MALONEY, hereinafter called Grantor, conveys to BARBARA LEE MALONEY, Trustee of the BARBARA LEE MALONEY LIVING TRUST dated March 24, 1995, Grantee, all that real property situated in Klamath County, State of Oregon, described on Exhibit "A" attached hereto and incorporated herein by reference and covenants that Grantor is the owner of the above described property and will warrant and defend the same against all persons who may lawfully claim the same. The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

The true consideration for this conveyance is \$-0-.

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.

DATED this 20th day of April, 1995.

Barbara Maloney
BARBARA MALONEY

EXHIBIT "A"

Lot 11 in Block 42 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

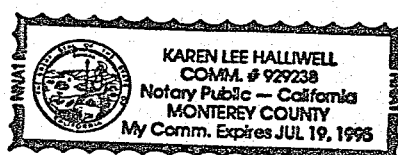
1. Reservations and restrictions in the dedication of Hot Springs Addition.
2. Easement, including the terms and provisions thereof, recorded June 24, 1935 in Volume 105, Page 5, Deed records of Klamath County, Oregon.
3. Trust Deed, including the terms and provisions thereof, recorded July 5, 1985 in Volume M85, Page 10431, Mortgage records of Klamath County, Oregon, in favor of Thomas L. Whistler, which Trust Deed Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

11296

STATE OF CALIFORNIA)
COUNTY OF MONTEREY) SS.

On this the 27th day of April, 1995, before me, KAREN LEE HALLIWELL, personally appeared BARBARA MALONEY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed it in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Karen Lee Halliwell
Notary Public for California
My commission Expires: 7/19/95



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm Soskin the 2nd day
of May A.D., 19 95 at 10:28 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 11294

FEE \$40.00

Bernetha Gaetsch
By Bernetha Gaetsch County Clerk