



WARRANTY DEED

#03043073
AFTER RECORDING RETURN TO:

THOMAS E. HUMPHREYS, JR.
LORIE A. CLAVETTE
2742 DAYTON STREET
KLAMATH FALLS, OR 97603

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

RUTH A. WELCH, hereinafter called GRANTOR(S), convey(s) to
THOMAS E. HUMPHREYS, JR. and LORIE A. CLAVETTE, not as tenants
in common but with full rights of survivorship, hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

Tract No. 27, TOWNSEND TRACTS, in the County of Klamath, State
of Oregon.

Code 41 Map 3909-3DD TL 2700

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"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.

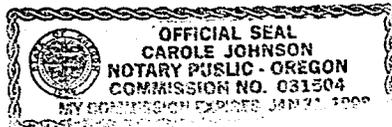
The true and actual consideration for this transfer is
\$41,500.00.

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.

Ruth A. Welch
RUTH A. WELCH

STATE OF OREGON)
) ss.
County of Klamath)



The foregoing instrument was acknowledged before me this 1st day
of April, 1995, by RUTH A. WELCH.

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 4th day
of May A.D., 19 95 at 11:29 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 11602

FEE \$30.00

Bernetha G. Letsch
Bernetha G. Letsch, County Clerk
Aspen Title