



ATE 01042998

WARRANTY DEED

AFTER RECORDING RETURN TO:

Mr. and Mrs. Mark A. Knust and
Mr. and Mrs. Gerald R. Cannon
5422 Glenwood Drive
Klamath Falls, OR. 97603

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

WILLIAM R. MARQUIS and ALJEAN MARQUIS, husband and wife, and
GRACE A. WALL, hereinafter called GRANTOR(S), convey(s) to
GERALD R. CANNON and GLORIA A. CANNON, husband and wife,* and
MARK A. KNUST and LINDA J. KNUST, husband and wife,** hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 3 in Block 11, Tract No. 1064, FIRST ADDITION TO GATEWOOD,
in the County of Klamath, State of Oregon.
*as to undivided one-half interest. ** as to undivided one-half interest.
Code 63, Map 3909-14CA, Tax Lot 10800

"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:

1. Covenants, conditions, restrictions, reservations, rights,
rights of way and easements of record, if any, and apparent
upon the land, contracts and/or liens for irrigation and/or
drainage.

2. Trust Deed, including the terms and provisions thereof,
dated March 10, 1993 and recorded March 22, 1993, in Book M-93,
page 5774, Mortgage Records of Klamath County, Oregon and which
Beneficial Interest was subsequently assigned to KeyCorp
Mortgage, Inc. by instrument recorded February 7, 1995 in Book
M-95, page 2715, Official Records, Klamath County, Oregon, which
Trust Deed the Grantees herein agree to assume and pay
according to the terms contained therein.,

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
\$80,152.35.

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 24th day of May, 1995.

X William R. Marquis
WILLIAM R. MARQUIS

X Aljean Marquis
ALJEAN MARQUIS

X Grace A. Wall AKA Grace A. Wall
GRACE A. WALL

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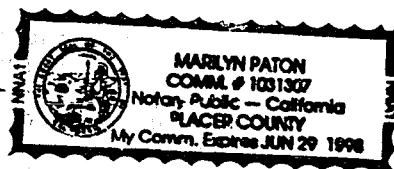
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STATE OF CALIFORNIA)

COUNTY OF Placer) ss.On 5-31-95

MARILYN PATON before me,
~~William Marques and Grace H. Russo~~ personally appeared
~~Grace H. Russo~~ Grace H. Russo and Grace H. Russo
 personally known to me (or proved to me on the basis of
 satisfactory evidence) to be the person(s) whose name(s) ~~is~~/are
 subscribed to the within instrument and acknowledged to me that
~~he~~/she/they executed the same in his/~~her~~/their authorized
 capacity(ies), and that by his/~~her~~/their signature(s) on the
 instrument the person(s) or the entity upon behalf of which the
 person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Marilyn PatonMy commission expires: 6-29-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day
 of June A.D., 19 95 at 3:15 o'clock P M., and duly recorded in Vol. M95
 of Deeds on Page 14782

FEE \$35.00

By Bernetha G. Letch, County Clerk

TO HAVE AND TO HOLD TO THE USE OF THE ABOVE NAMED GRANTOR
 HERETOBY SIGNED AND SEALED IN WITNESS WHEREOF I HAVE HEREBY
 SET MY HAND AND SEAL OF OFFICE AT PLACER COUNTY, CALIFORNIA
 THIS 31ST DAY OF MAY 1995.

WITNESSES MY HAND AND SEAL OF OFFICE AT PLACER COUNTY, CALIFORNIA
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