Aspen TITLE & ESCROW, INC.

WARRANTY DEED

#03043358 AFTER RECORDING RETURN TO:

RONALD E. YORK
HELEN D. YORK
P.O. BOX 246853
SACRAMENTO, CA 95824-6853

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

DAVID A. WILSON and PHYLENA F. WILSON, husband and wife, hereinafter called GRANTOR(S), convey(s) to RONALD E. YORK and HELEN D. YORK, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

PARCEL 1:

Lot 51, Block 15, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, in the County of Klamath, State of Oregon.

CODE 114 MAP 3711-21CO TL 4100

PARCEL 2:

Lot 40, Block 10, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, in the County of Klamath, State of Oregon.

CODE 36 MAP 3711-15CO TL 4000

"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, contracts and/or liens for irrigation and/or drainage, and Trust Deed recorded in Book M-91 at page 20867, which Grantees herein hereby assume and agree to pay and hold Grantors herein harmless therefrom, 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 \$33,000.00.

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 16th day of June, 1995.

DAVID A. WILSON

PHYTENA F. WILSON

STATE OF OREGON

) )ss.

County of Klamath

OFFICIAL SEAL
CAROLE JOHNSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 031504
NY COMMISSION EXPIRES JAN 31. 1998

The foregoing instrument was acknowledged before me this And David A. WILSON and PHYLENA F. WILSON.

WARRANTY DEED PAGE 2

Notary Public for Oregon My Commission Expires: January 31, 1998

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 19th day of June A.D., 19 95 at 3:28 o'clock P M., and duly recorded in Vol. M95 \_\_ on Page \_\_\_\_\_\_16050 . Deeds of \_\_\_\_\_ Bernetha G. Letsch, County Clerk By Tapitle Flille \$35.00 FEE

Good runeq on use. In A