



WARRANTY DEED

ASPEN TITLE #05043224

AFTER RECORDING RETURN TO:
LYNAN LEA BAGHOTT
508 SUNSET BEACH RD.
KLAMATH FALLS, OREGON 97601

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

GEORGE H NITSCHHELM AND H. GAEL NITSCHHELM, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to LYNAN LEA BAGHOTT
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

A tract of land situated in Lot 3, Block 6, Tract 1080, WASHBURN
PARK, in the County of Klamath, State of Oregon, more
particularly described as follows:

Beginning at the Northeast corner of said Lot 3 as marked by a
1/2 inch iron pin; thence South 00 degrees 04' 50" West, along
the Westerly right of way line of Washburn Way 7.7 feet to the
point of beginning; thence continuing South 00 degrees 04' 50"
West 212.3 feet; thence North 89 degrees 55' 10" West, parallel
to the North line of said Lot 3, 250.00 feet; thence North 00
degrees 04' 50" East 212.3 feet; which point is 7.7 feet South
of the North line of Lot 3; thence South 89 degrees 55' 10"
East, parallel to the North line of said Lot 3, 250.00 feet to
the point of beginning, on the Westerly right of way line of
said Washburn Way, with bearings based on said Tract 1080,
Washburn Park.

CODE 99 MAP 3909-4DD TAX LOT 200

200
"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 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
\$87,000.00.

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 19TH day of JUNE 1995.

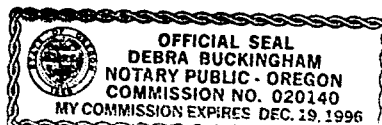
George H. Nitschhelm
GEORGE H NITSCHHELM

H. Gael Nitschhelm
H. GAEL NITSCHHELM

STATE OF OREGON)
)ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me this 5th
day of July, 1995, by GEORGE H. NITSCHHELM AND J. GAEL NITSCHHELM.
Continued on next page

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PAGE 2Before me: Debora Buckingham
Notary Public for OREGON
My Commission Expires: 12/19/96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 7th day
of July A.D., 19 95 at 3:43 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 17687.

Bernetha G. Letsch County Clerk

By Speth

FEE \$35.00