



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043493

AFTER RECORDING RETURN TO:
 MARTIN C. MENDEZ
 3534 SUMMERS LANE
 KLAMATH FALLS, OREGON 97603

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

WILLIAM C. RANSOM AND JESSICA G. CHAVARRIA, who took title as
 JESSICA G. RANSOM, hereinafter called GRANTOR(S), convey(s) to
 MARTIN C. MENDEZ, hereinafter called GRANTEE(S), all that real
 property situated in the County of Klamath, State of Oregon,
 described as:

A portion of the SE 1/4 of the NE 1/4 of Section 10, Township
 39 South, Range 9 East of the Willamette Meridian, in the
 County of Klamath, State of Oregon, more particularly described
 as follows:

Beginning at a point 555 feet South of the Southeast corner of
 the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9
 East of the Willamette Meridian; thence South 50 feet; thence
 West 154 feet; thence North 50 feet; thence East 154 feet to the
 place of beginning.

SAVE AND EXCEPT a strip of land 30 feet wide off the East side
 for roadway.

EXCEPTING THEREFROM that portion of the above described property
 previously conveyed by deed recorded in Book 341 at Page 404,
 Deed Records of Klamath County, Oregon.

CODE 41 MAP 3909-10AD TAX LOT 1200

M.C.M. "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
 \$44,500.00.

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 JULY, 1995.

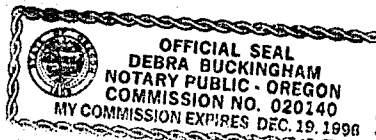
William C. Ransom
 WILLIAM C. RANSOM

Jessica G. Chavarria
 JESSICA G. CHAVARRIA

STATE OF OREGON, County of Klamath)ss.

On 8-1, 1995, personally appeared the above named
 WILLIAM C. RANSOM AND JESSICA G. CHAVARRIA and acknowledged the
 foregoing instrument to be their voluntary act and deed.
 Continued on next page

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Before me: Debra 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 Co the 2nd day
of Aug A.D. 19 95 at 3:42 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 20403

FEE \$35.00

Bernetha G Letsch County Clerk

By [Signature]