

After recording return to (Name, Address, Zip)

EVERGREEN TITLE COMPANY, INC.
1111 3rd AVENUE #2600
SEATTLE, WA 98101

Until requested otherwise send all tax statements
 to PHH Real Estate Services Corp

2221 Camden Court
Oak Brook, IL. 60521
#1909-34081 (Helmuth)

K-48110

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that SUSAN M. HELMUTH, a/k/a SUSAN M. PFLASTERER HELMUTH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

PHH REAL ESTATE SERVICES CORPORATION, a Delaware Corporation

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath Falls County, State of Oregon, described as follows, to wit:

Lot 7, Block 38, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT 1995-96 taxes, a lien not payable.

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$123,000.00. However, the actual consideration consists of or includes other property or value given or promised which is (the whole) (part of the) consideration (indicate which). (The sentence between the symbols " " if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of JULY, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

WARRANTY DEED
Page two

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 30.930.

Susan M. Helmuth a/k/a Susan M. Pflasterer Helmuth
SUSAN M. HELMUTH a/k/a SUSAN M. PFLASTERER HELMUTH

BY E.T.C. SERVICES CORPORATION
her ATTORNEY IN FACT

BY: Arddi Pflasterer
Its President

BY E.T.C. SERVICES CORPORATION
____ ATTORNEY IN FACT

BY: _____
Its _____

NOTARY ACKNOWLEDGMENT
 ATTACHED TO Warranty Deed
 dated 7-25-95

STATE OF WASHINGTON)

) SS

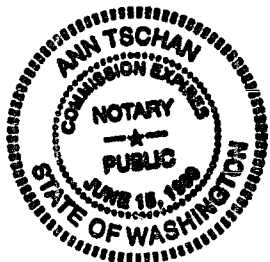
COUNTY OF KING)

On this 3rd day of Aug, 1995, before me, the undersigned, a Notary Public in and for the State of Washington, duly appointed and sworn, personally appeared Linda Ekstrand to me known to be the President of E.T.C. SERVICES CORPORATION, the corporation that executed the foregoing instrument, as attorney in fact, and on oath stated that said corporation is authorized to execute the said instrument and acknowledged it as the attorney in fact of Susan M. Helmuth

and acknowledged that it signed the same as the free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal(s) IS now living and IS not incompetent.

Given under my hand and official seal the day and year last above written.

seal



Ann Tschan
Ann Tschan
 Notary Public in and for the State of
 Washington, residing at BELLEVUE
 May appointment expires 6-15-99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 7 day
 of August A.D., 19 95 at 3:36 o'clock P. M., and duly recorded in Vol. M95,
 of Deeds on Page 20874.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Bernetha G. Letsch