



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043633

AFTER RECORDING RETURN TO:
COLLEEN LARSON
2105 AUBURN STREET
KLAMATH FALLS, OREGON 97601

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

GERALDINE V. BAILEY, hereinafter called GRANTOR(S), convey(s) to
COLLEEN LARSON, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 6, Block 2, THE TERRACES, in the County of Klamath, State of
Oregon.

CODE 1 MAP 3809-28CA TAX LOT 3100

"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,

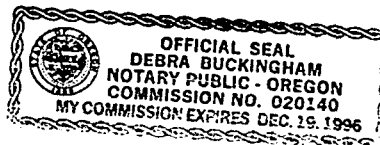
and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
~~\$85,500.00~~ \$84,000.00 - u

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 15TH day of SEPTEMBER, 1995.

Geraldine V. Bailey
GERALDINE V. BAILEY



STATE OF OREGON, County of Klamath)ss.

On 9-18, 1995, personally appeared the above named
GERALDINE V. BAILEY and acknowledged the foregoing instrument to
be HER voluntary act and deed.

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 & Escrow the 19th day
of Sept A.D., 19 95 at 2:48 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 25359

FEE \$30.00

Bernetha G. Letsey County Clerk

Bernetha G. Letsey

09-19-95P02:48 RCVD