



WARRANTY DEED

ASPEN TITLE #01043882

AFTER RECORDING RETURN TO:
DOUGLAS L. & SANDRA L. PRATT25638 Hwy 70
BONANZA, OR 97623UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEDENNIS DECKER hereinafter called GRANTOR(S), convey(s) to
DOUGLAS L. PRATT AND SANDRA L. PRATT, HUSBAND AND WIFE
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

The SE 1/4 of the SW 1/4, and that portion of the NE 1/4 of the
SW 1/4 lying South of the State Highway and that portion of the
SE 1/4 of the NW 1/4 lying South of the State Highway, all in
Section 36, Township 38 South, Range 11 1/2 East of the
Willamette Meridian, in the County of Klamath, State of Oregon;
LESS that portion conveyed to Klamath County, Political
Subdivision of the State of Oregon by instrument dated November
12, 1941, recorded November 29, 1941, in Volume 143 at Page 18
in Deed Records of Klamath County, Oregon.

AND those portions of the SE 1/4 NW 1/4 and NE 1/4 SW 1/4 lying
North of the Northerly right of way line of the Dairy-Bonanza
Highway in Section 36, Township 38 South, Range 11 1/2 East of
the Willamette Meridian, in the County of Klamath, State of
Oregon.

EXCEPTING THEREFROM that portion conveyed to J. B. Horsley, et
ux., by deed dated November 8, 1945 and recorded February 11,
1946 Book 185 at Page 124 of Deed Records of Klamath County,
Oregon.

CODE 37 MAP 3811-V3600 TAX LOT 1500 CODE 37 MAP 3811-V3600 TAX
LOT 800

"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 Mortgages, including
the terms and provisions, recorded April 20, 1978, in volume
M-78 at Page 7770 and December 21, 1979, in volume M-79 at Page
29675, Mortgage Records of Klamath County, Oregon in favor of
State of Oregon, represented and acting by the Director of
Veterans's Affairs, which Mortgages Grantees herein AGREE to
assume and pay according to the terms and provisions contained
therein,

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
\$165,000.00.

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 24th day of October 1995.

Continued on next page

THIS DEED WAS FILED FOR RECORD ON OCTOBER 1995 IN MINEHUS MINEHUS. THE DEED WAS EXEMPTED FROM THE 29678

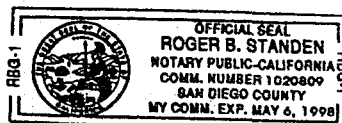
WARRANTY DEED
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Dennis Decker
DENNIS DECKER

STATE OF CALIFORNIA
County of San Diego

On Oct. 27, 1995, DENNIS DECKER personally appeared before me,
who is personally known to me
whose identity I proved on the basis of DRIVER LICENSE
whose identity I proved on the oath/affirmation of
to be the signer of the above document, and he/she acknowledged
that he/she signed it.

Roger B. Standen
Notary Public for CALIFORNIA
My Commission Expires: May 6, 1998



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day
of October A.D., 19 95 at 3:43 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 29677

FEE \$35.00

By Annette Mueller
Bernetha G. Letsch, County Clerk

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at the County of Klamath, State of Oregon, this 30th day of October, 1995.

BERNETHA G. LETSCH, County Clerk

STATE OF OREGON
COUNTY OF KLAMATH

NOTARY PUBLIC

NOTARY PUBLIC

ASPEX PROLOAN INC
29677