

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO: K-48474
ESCROW NO: 27-23722
TAX ACCT. NO: 130405/130398/77522
MAP NO:

GRANTEE'S NAME AND ADDRESS:

CARL BECKER ET UX
1147 SW 209TH DRIVE
ALOHA, OR 97006

After Recording Return to:
Key Title Company
182 NW Greenwood Ave.
P.O. Box 6178
Bend, Oregon 97708

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

DAVID A. WHITE and CHRISTINE M. WHITE and JACK R. SMITH and JOAN M. SMITH
Grantor,

conveys and warrants to:

CARL BECKER and HELEN BECKER, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

LOTS 3 AND 4 IN BLOCK 17, TRACT NO. 1061 SECOND ADDITION TO RIVER PINE
ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE
OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. TAXES FOR 1995-1996 ARE NOW A LIEN, BUT NOT YET DELINQUENT.
2. WE ARE INFORMED THAT A MOBILE HOME IS SITUATED UPON THE HEREIN
DESCRIBED LAND. A POLICY OF TITLE INSURANCE DOES NOT INSURE SAID
MOBILE HOME OR THE TITLE THERETO, UNLESS THE MOBILE HOME HAS BEEN
DE-TITLED AND IS PERMANENTLY AFFIXED TO THE LAND.
3. ALL EASEMENTS OF ANY TYPE OR NATURE FOR THE TRANSMISSION OR
DISTRIBUTION OF WATER.
4. RESERVATIONS AS CONTAINED IN DEED RECORDED MARCH 28, 1951, IN
VOLUME 246, PAGE 165, DEED RECORDS OF KLAMATH COUNTY, OREGON.
5. RIGHT OF WAY DATED JUNE 23, 1972 AND RECORDED JUNE 23, 1972,
IN VOLUME M72, PAGE 6813, DEED RECORDS OF KLAMATH COUNTY, OREGON.
6. BUILDING AND USE RESTRICTIONS FOR SECOND ADDITION TO RIVER PINE
ESTATES, DATED JUNE 23, 1972 AND RECORDED JUNE 23, 1972, IN
VOLUME M72, PAGE 6815, DEED RECORDS OF KLAMATH COUNTY, OREGON.
7. RESERVATIONS AND RESTRICTIONS CONTAINED IN TAHE DEDICATION AND
SHOWN ON THE PLAT OF SECOND ADDITION TO RIVER PINE ESTATES.

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.

The true consideration for this conveyance is \$20,000.00 . However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 25 day of Oct, 1995.

GRANTOR(S)

DAVID A. WHITE

CHRISTINE M. WHITE

JACK R. SMITH

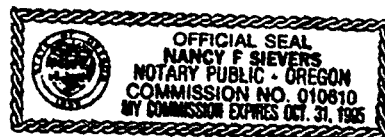
Joan M. Smith
JOAN M. SMITH

STATE OF OREGON, County of Lane, ss.

This instrument was acknowledged before me on October 25, 1995,
by DAVID A. WHITE, CHRISTINE M. WHITE, ~~JACK R. SMITH~~ and ~~JOAN M. SMITH~~.

Nancy F. Sievers
Notary Public for Oregon

My commission expires: 10-31-95

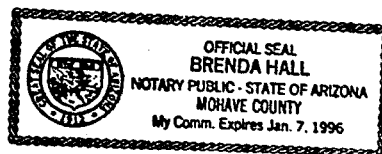


State of Arizona, County of Mohave)ss.

This instrument was acknowledged before me on November 4, 1995,
by Jack R. Smith, and Joan M. Smith.

Brenda Hall
Notary Public for Arizona

My Commission expires: 1-7-96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 8th day
of November A.D., 19 95 at 1:47 o'clock P. M., and duly recorded in Vol. M95,
of Deeds on Page 30565.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller