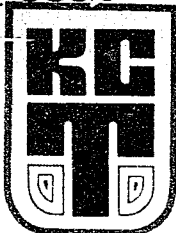


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KLAMATH COUNTY TITLE COMPANY

Vol. 1796 Page 31705

11-20-95P03:28 RCVD

STATUTORY WARRANTY DEED

(Individual or Corporation)

K-48586-S

VIOLET E. FERGUSON WHO TOOK TITLE AS VIOLET E. MARVIN

conveys and warrants to GARY R. WELCH AND STELLA B. WELCH, HUSBAND AND WIFE, Grantor

the following described real property in the County of KLAMATH and State of Oregon, Grantee,

Lot 11 in Block 1 of Tract No. 1044, Wembly Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

The true consideration for this conveyance is \$ 82,500.00 (Here comply with the requirements of ORS 93.030*).

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.

DATED this 20th day of November 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Violet E. Ferguson
By: John Powell
JOHN POWELL AS THE ATTORNEY IN FACT FOR
VIOLET E. FERGUSON

STATE OF OREGON, County of KLAMATH ss.
The foregoing instrument was acknowledged before me this 20th day of November 19 95 by JOHN POWELL AS THE ATTORNEY IN FACT FOR VIOLET E. FERGUSON

Sue Nova
Notary Public for Oregon
My commission expires:

June 8, 1999

After recording return to:
VIOLET E. FERGUSON
174 'C' S. PASEO TIERRA
GREEN VALLEY AZ 85614

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:



CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ by _____ and _____ of _____ a corporation, on behalf of the corporation.

STATE OF OREGON, _____ ss.
County of Klamath

Filed for record at request of:

Klamath County Title Company
on this 20th day of November A.D., 19 95
at 3:28 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 31705
Bernetha G. Letsch County Clerk
By Connette Mueller

Deputy.

Fee, \$30.00