



WARRANTY DEED

#03044094

AFTER RECORDING RETURN TO:

MICHAEL J. GONZALES
CARRIE L. GONZALES
P.O. BOX 179
BALDWIN PARK, CA 91706

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

CLARK WROTEN and AVALISA WROTEN, hereinafter called GRANTOR(S), convey(s) to MICHAEL J. GONZALES and CARRIE L. GONZALES, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

"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 Trust Deed recorded in Book M-92 at page 11935 which Grantees herein hereby assume and agree to pay, 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 \$28,000.00.

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 22th day of December, 1995.

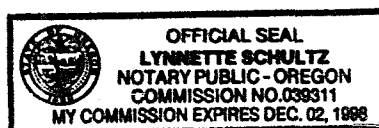
Clark Wroten
CLARK WROTEN

Avalisa Wroten
AVALISA WROTEN

STATE OF OREGON)
) ss.
County of Columbia)

The foregoing instrument was acknowledged before me this 12th day of December, 1995, by CLARK WROTEN and AVALISA WROTEN.

Before me: Lynnette Schultz
Notary Public for Oregon
My Commission Expires: 12-2-98



A part of Lots 9 and 10, Block 27, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Westerly line of Third Street in the City of Klamath Falls, Oregon, 38 feet in a Northwesterly direction from the most Easterly corner of Lot 10, Block 27, First Addition to the City of Klamath Falls, Oregon; thence running in a Southwesterly direction parallel with Grant Street 70 feet; thence in a Northwesterly direction and parallel with Third Street 36 feet; thence in a Northeasterly direction parallel with Grant Street 70 feet to the Westerly line of third Street; thence in a Southeasterly direction 36 feet to the point of beginning.

CODE 1 MAP 3809-32BA TL 15900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 22nd day
of Dec A.D., 19 95 at 3:50 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 35000.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Daniel M. Henderson