

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN 03044098
AFTER RECORDING RETURN TO:
KATHERINE RUTH MARQUEZ
MAX ELDON BAKER

2034 PRELUET ST.
KLAMATH FALLS, OR 97601

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

KELLY REYNOLDS and LEAH REYNOLDS, hereinafter called GRANTOR(S), convey(s) to KATHERINE RUTH MARQUEZ and MAX ELDON BAKER, not as tenants in common but with full rights of survivorship, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 10, Block 40, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. TOGETHER WITH one-half of vacated alley which inurrd thereto.

Code 1 Map 3908-28BC-TL 1400

"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 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 \$76,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

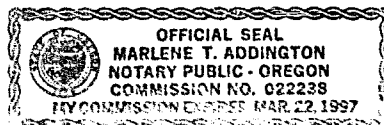
IN WITNESS WHEREOF, the grantor has executed this instrument this 20nd day of December 1995.

Kelly Reynolds
KELLY REYNOLDS

Leah Reynolds
LEAH REYNOLDS

STATE OF OREGON

County of KLAMATH



On December 20, 1995, KELLY REYNOLDS and LEAH REYNOLDS personally appeared before me,

who is personally known to me
whose identity I proved on the basis of Oregon Drivers' License
whose identity I proved on the oath/affirmation of

_____, a credible witness to be the signer of the above document, and he/she acknowledged that he/she signed it.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 26th day
of Dec A.D., 19 95 at 11:20 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 35037

FEE \$35.00

By Bernetha G. Letsch, County Clerk
D. Miller