

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

KEY TITLE NO: K-48808
ESCROW NO: 27-24264
TAX ACCT. NO: 133297
MAP NO: 2309-2500-800

GRANTEE'S NAME AND ADDRESS:

BARBARA L. BAKER
14870 S. SUGAR PINE LOOP
LA PINE, OR 97739

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

TRAVEL TRAILERS EXCHANGE, INC. Grantor,

conveys and warrants to:

BARBARA L. BAKER, Grantee,

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

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$5,000.00 . 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 31st day of Jan, 1996.

GRANTOR(S):

Alvin R. Phelps, Pres
TRAVEL TRAILERS EXCHANGE, INC.

BY:

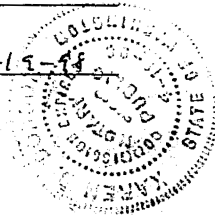
BY:

STATE OF Washington, County of Snohomish) ss.

This instrument was acknowledged before me on 1-31, 1996
by BY:, as , of TRAVEL TRAILERS EXCHANGE, INC.

Karen J. Debra
Notary Public for Oregon Washington

My Commission Expires: 4-19-98



96 FEB -5 P3:33

EXHIBIT "A"

DESCRIPTION

The following described real property situate in Klamath County, Oregon;

A parcel of land lying in the N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 25, Township 23 South, Range 9 East the Willamette Meridian, described as follows:

Beginning at a point which is South 89°29' East 1472.8 feet and South 30°39' West 764.2 feet from the quarter section corner between Sections 25 and 26, Township 23 South, Range 9 East of the Willamette Meridian; thence South 89°29' East 202.65 feet; thence North 30°39' East 254.4 feet; thence North 89°29' West 202.65 feet; thence South 30°39' West 254.4 feet, more or less, to the point of beginning, in Klamath County, Oregon.

EXCEPT THAT portion lying in Chapman Street and Leota Street.

ALSO known as Lot 3 in Block 2 of Chapman Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Right of Way, including the terms and provisions thereof, given by Roy B. Jackson and Lillian M. Jackson, his wife to The Pacific Telephone Company, dated February 27, 1929, reocrded April 11, 1929, in Volume 85 page 547, Deed records of Klamath County, Oregon.
2. Terms and provisions contained in Deed from L. W. Gerhart and Margaret M. Gerhart, husband and wife to State of Oregon, by and through its State Highway Commission, dated September 11, 1952, recorded September 24, 1952, in Volume 257 page 5, Deed records of Klamath County, Oregon, access restrictions contained in said Deed are modified by Indenture of Access between State of Oregon, by and through its State Highway Commission L. W. Gerhart and Jack F. O'Brien and Lillian O'Brien, dated April 17, 1958, recorded May 28, 1958, in Volume 299 page 572, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title _____ the _____ 5th _____ day
of _____ Feb _____ A.D., 19 96 at 3:33 o'clock _____ P _____ M., and duly recorded in Vol. _____ 1996 _____
of _____ Deeds _____ on Page 3431

FEE \$35.00

RETURN: KCT

Bernetha G. Leisch, County Clerk