

17393

'96 MAY -2 13:58

WARRANTY DEED

Vol. M96 Page 12647

MTC 37804W

JIM R. BAKER and LAWANA D. BAKER, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to:
 JAMES E. RIOS,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of KLAMATH and State of Oregon, to wit:

The East 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4 of
 Section 22, Township 36 South, Range 11 East of the Willamette Meridian,
 Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:
 TRUST DEED RECORDED M95, PAGE 5441, MICROFILM RECORDS OF KLAMATH COUNTY
 OREGON, IN FAVOR OF MATT G. CANTRELL, BENEFICIARY, WHICH ABOVE NAMED
 GRANTEE AGREE TO ASSUME AND PAY IN FULL.

and the grantor will warrant and forever defend the said premises and every
 part and parcel thereof against the lawful claims and demands of all persons
 whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 16,776.19.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 800 MINNESOTA AVE., BRENTWOOD, CA 94513

Dated this 17th day of April, 1996

Jim R. Baker
 JIM R. BAKER

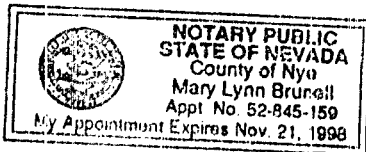
Lawana D. Baker
 LAWANA D. BAKER

NOTARY ACKNOWLEDGEMENT

STATE OF Nevada Appt. # 52-845-159 exp Date Nov. 21, 1998
 COUNTY OF Nye SS. 19

Personally appeared the above named Jim R. Baker AND
LAWANA D. Baker

and acknowledged the foregoing instrument to be voluntary act.



Before me: on April 17, 1996

MARY LYNN BRUNELL

Notary Public for Bank of America Nevada

My commission expires Nov. 21, 1998

(seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 2nd day
 of May A.D., 19 96 at 3:58 o'clock PM., and duly recorded in Vol. M96
 of Deeds on Page 12647.

FEE \$30.00

Return: James E Rios
 800 Minnesota Avenue
 Brentwood, California 94513

By Bernetha G. Letsch, County Clerk