



WARRANTY DEED

#03044341
AFTER RECORDING RETURN TO:

THOMAS C. SMALL
JENNIFER COLE-SMALL
11604 WHITE GOOSE DR.
KLAMATH FALLS, OR 97601

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

ROBERT S. PACE and JANET K. PACE, hereinafter called
GRANTOR(S), convey(s) to THOMAS C. SMALL and JENNIFER
COLE-SMALL, husband and wife, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 22, Block 34, Tract No. 1081, FIFTH ADDITION TO KLAMATH
RIVER ACRES, in the County of Klamath, State of Oregon.

Code 21 Map 4008-68D TL 2000

"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."

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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 will warrant
and defend the same against all persons who may lawfully claim
the same, except as shown above.

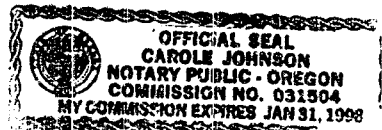
The true and actual consideration for this transfer is
\$89,000.00.

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 25th day of April, 1996.

Robert S. Pace _____ Janet K. Pace _____
ROBERT S. PACE JANET K. PACE

STATE OF OREGON, County of Klamath) ss.



On this 26th day of April, 1996,

Personally appeared the above named ROBERT S. PACE and JANET K.
PACE and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Carol Johnson
Notary Public for Oregon
My Commission Expires: January 31, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 6th day
of May A.D., 19 96 at 3:56 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 12935

FEE \$30.00

Bernetha G. Letsch, County Clerk
By C. M. J. Small

96 MAY -6 P3:56