



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 01044790

AFTER RECORDING RETURN TO:
Gail L. Hamilton1312 Warden
K. Thall, Jr. 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Filed for record at request of:

Aspen Title & Escrow
on this 21st day of June A.D., 19 96
at 1:44 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 18501
Bernetha G Letsch, County Clerk
By C. Russell Deputy.
Fee, \$30.00

ALBERT A. BAILEY and HELEN T. BAILEY, husband and wife,
hereinafter called GRANTOR(S), convey(s) to GAIL L. HAMILTON,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

The Northerly 31.3 feet of Lot 5 in Block 2 of FAIRVIEW
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of
Klamath, State of Oregon.

Code 1, Map 3809-29DB, Tax Lot 9100

"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
\$40,000.00.

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 11th day of June, 1996.

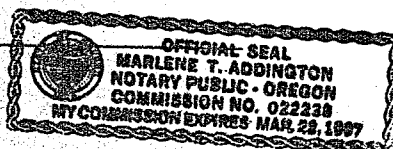
Albert A. Bailey
ALBERT A. BAILEY

Helen T. Bailey
HELEN T. BAILEY

STATE OF OREGON, County of Klamath)ss.

On June 12, 1996, personally appeared ALBERT A. BAILEY and
HELEN T. BAILEY, and acknowledged the foregoing instrument to
be their voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997



96 JUN 21 P1:44