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'96 SEP 13 AM 11

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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

#01045063

AFTER RECORDING RETURN TO:

Filed for record at request of:

JOSE GARCIA MADRIGAL
MARIA AVALOS DE GARCIA
2320 VINE STREET
KLAMATH FALLS, OR 97601

Aspen Title & Escrow
on this 13th day of Sept. A.D. 19 96
at 11:11 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 28896
Bernetha G Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS
SAME AS ABOVEBy Cherry Russell
Deputy.

Fee, \$30.00

AL TOZER and SHELLEY D. TOZER, husband and wife, DBA PACIFIC
RIM INVESTMENTS, hereinafter called GRANTOR(S), convey(s) to
JOSE GARCIA MADRIGAL and MARIA AVALOS DE GARCIA, husband and
wife, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

Lot 553, Block 120, MILLS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-33AD TL 17500

"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, 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
\$37,900.00.

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 6th day of September, 1996.

X AL TOZER

X SHELLEY D. TOZER

STATE OF OREGON, County of Deschutes)ss.

On this 9th day of September, 1996,

Personally appeared the above named AL TOZER and SHELLEY D.
TOZER, DBA PACIFIC RIM INVESTMENTS and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Deborah A. Mason
Notary Public for Oregon

My Commission Expires: 12-22-99