

96 NOV 18 P3:48



WARRANTY DEED

ATC NO 03045379
 AFTER RECORDING RETURN TO:
 KEN WOODS
 P.O. BOX 614
 KENO, OR. 97627

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

JOSEPH V. MATTHEWS AND MARY E. MATTHEWS AND DUNCAN J. MATTHEWS
 AND PAMELA M. MATTHEWS, hereinafter called GRANTOR(S),
 convey(s) to KEN WOODS, hereinafter called GRANTEE(S), all that
 real property situated in the County of KLAMATH, State of
 Oregon, described as:

Lot 8, Block 19, SECOND ADDITION TO KLAMATH RIVER ACRES, in the
 County of Klamath, State of Oregon.

CODE 21 MAP 3908-30C0 TL 1000

"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
 \$35,000.00.

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 14 day of November, 1996.

Joseph V. Matthews
 JOSEPH V. MATTHEWS

Mary E. Matthews
 MARY E. MATTHEWS

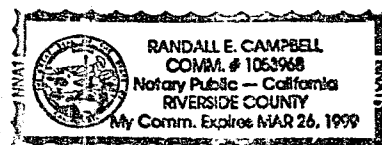
Duncan J. Matthews
 DUNCAN J. MATTHEWS

Pamela Marie Matthews
 PAMELA MARIE MATTHEWS

STATE OF CALIFORNIA, County of RIVERSIDE ss.

On November 14th, 1996, personally appeared JOSEPH V.
 MATTHEWS and MARY E. MATTHEWS who acknowledged the
 foregoing instrument to be their voluntary act and deed.

Randall E. Campbell
 Notary Public for Riverside, California
 My Commission Expires 3/26/99

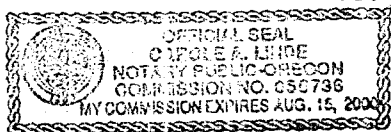


STATE OF OREGON, County of Klamath)ss.

On November 18, 1996, personally appeared DUNCAN J. MATTHEWS AND PAMELA MARIE MATTHEWS who acknowledged the foregoing instrument to be their voluntary act and deed.

Carol A. Linde

Notary Public for Oregon
My Commission Expires 8/15/2000.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of November A.D., 1996 at 3:48 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 36175.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Retha G. Letsch

