



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

#01045453
AFTER RECORDING RETURN TO:MARY JANE RIST
P.O. BOX 831
PENN VALLEY, CA 95946

Aspen Title & Escrow
on this 22nd day of November A.D., 19 96
at 3:48 o'clock P. M. and duly recorded
in Vol. M96 of Deeds Page 36884
Bernetha G. Letsch County Clerk
By Kathleen Ross

Fee, \$30.00

Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEDONALD E. BAILEY, hereinafter called GRANTOR(S), convey(s) to
MARY JANE RIST hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:Lot 3, Block 1, Tract No. 1114, in the County of Klamath, State
of Oregon.

Code 8 Map 3610-2200 TL 1200

"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
\$10,000.00.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 31st day of October, 1996.

Donald E. Bailey
DONALD E. BAILEY

STATE OF OREGON, County of Klamath)ss.

On November 12, 1996, personally appeared DONALD E. BAILEY who
acknowledged the foregoing instrument to be his voluntary act
and deed.

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

