

MT40033-KR

DIANE K. LABUWI,
Grantor(s) hereby grant, bargain, sell and convey to:
STEPHEN R. HOLMES and RUBY N. HOLMES, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
... and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4996 LAURELWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 9th day of December, 1996

Diane K. Labuwi
DIANE K. LABUWI

STATE OF _____ SS. December 1996

COUNTY OF _____

Personally appeared the above named _____

DIANE K. LABUWI

and acknowledged the foregoing instrument to be her voluntary act.

Before me: See Back
LIC. HECTOR CASTRO CASTRO

Notary Public for NO. 07 EN LA PAZ, B.C.S.

10 DEC. 96
My commission expires "No expiration date"
Till (For Life)

(seal)

ESCROW NO. MT40033-KR

Return to:
STEPHEN R. HOLMES
4996 LAURELWOOD DRIVE
KLAMATH FALLS, OR 97603

25 DEC 17 AM '96

46-
81128

020039134

33-65002-00

EL LIC. HECTOR CASTRO CASTRO, NOTARIO PUBLICO NUMERO SIETE DEL
ESTADO, CON EJERCICIO EN LOS MUNICIPIOS DE LA PAZ, LOS CABOS, COMONDU,
MULEGE Y LORETO, C E R T I F I C A: QUE LA FIRMA QUE CALZA EL PRESENTE
DOCUMENTO ES AUTENTICA POR HABER SIDO PUESTA POR LA SENORA DIANE K.
LABUWI, EN MI PRESENCIA, QUIEN MANIFESTO QUE ES LA MISMA QUE UTILIZA EN
TODOS SUS ACTOS PUBLICOS Y PRIVADOS.....

--- ESTA CERTIFICACION TENDRA VALIDEZ SIEMPRE Y CUANDO, LAS LEYES DEL
LUGAR EN DONDE SE VA A UTILIZAR, NO ESTABLEZCAN ALGUNA OTRA FORMALIDAD,
PARA TAL EFECTO.....

--- LA PAZ, BAJA CALIFORNIA SUR, A DIEZ DE DICIEMBRE DE MIL
NOVECIENTOS NOVENTA Y SEIS. DOY FE.....



EXHIBIT "A"
LEGAL DESCRIPTION

Lot Ten (10) of Block Forty-one (41) of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof duly recorded in the office of the County Clerk of Klamath County, Oregon. ALSO, Beginning at the Southerly corner common to Lots 10 and 11 of Block 41 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence Northeasterly along the Westerly line of said Lot 11 a distance of 138.7 feet, more or less, to corner of Lots 10 and 11 at intersection with Auburn Street; thence Northeasterly along Auburn Street and the Westerly line of said Lot 11 a distance of 8.16 feet to an iron pipe; thence Southerly at an angle 32 degrees 50' Easterly from Auburn Street, a distance of 75.44 feet to an iron pipe; thence Southerly at an angle 3 degrees 35' Westerly from last course a distance of 70.3 feet to a cross on the cement sidewalk marking the Southerly Boundary of said Lot 11 and Alameda Avenue at a point which is 1.0 foot Easterly from the Southerly corner common to Lots 10 and 11; thence 1.0 foot Westerly to the point of beginning.

See also attached
exhibit "B"



(Exhibit "B")

PGS. DATE

TO: AMERITITLE

ATT: KRISTI REDD

FROM: DIANE K. LABOWI

TERRA Sol # 160-A

CELL# 811-52-114 485-449

4 EFREN VALDEZ P.O.A. FOR D.L.

541-
FAX NO. 882-0620

222 SOUTH SIXTH ST.
KLAMATH FALLS, OR. 97601
541-8837401
USA

RE: To whom it concerns DIANE K. LABOWI, U.S. Passport # 072579525, HAS SIGNED AND INITIALED EFCROW DOCUMENTS INCLUDING THE ALTA AFFIDAVIT & WARRANTY DEED IN MY PRESENCE. EV. ALTA AFFIDAVIT & WARRANTY DEED NOTARIZED BY JOSE ALBERTO CASTRO SALAZAR BLON LIZARD CAYDENAS TEL/FAX 611-52-114-3-1492 CABO SAN LUCAS, MEXICO. MEXICAN NOTARY PLACED ON BACK OF DOCUMENT (ORIGINAL) FOR FULL STATEMENT AND SIGNATURE, THAT DOES NOT FIT ON THE OREGON NOTARY AND EXPIRATION DATE. I ASKED CASTRO TO INITIAL ^{AREA} Titat Area BUT MAY NOT BE REALIZED BY NOTAR here in MEXICO. DOCUMENTS NOTARIZED REQUIRE NOTARY TO RETAIN AN ORIGINAL SIGNED COPY OF THE DOCUMENT. BY WHAT I UNDERSTAND A NOTARIZED DOCUMENT IN MEXICO IS VALID ANYWHERE. EFREN VALDEZ P.O.A. FOR DIANE K. LABOWI

STATE OF OREGON : COUNTY OF KLAMATH:

Filed for record at request of Ameri: title the 17th day
of December A.D. 19 96 at 11:31 o'clock A.M. and duly recorded in Vol. M96
of Deeds on Page 39133

FEE \$45.00

County Clerk
by Bernetha Letsch

Kathleen Ross