



WARRANTY DEED

ATC NO 03046288

AFTER RECORDING RETURN TO:

JACQUES & TONYA GINESTAR

17550 S. PO. Valley RdKLAMATH FALLS, OR 97603

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

MARTHA GINESTAR, hereinafter called GRANTOR(S), convey(s) to
JACQUES GINESTAR and TONYA GINESTAR, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "B" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 to
fulfill a Contract.

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 20st day of June, 1997.

Martina Ginestar
MARTHA GINESTAR

STATE OF OREGON, County of Klamath)ss.

On June 20, 1997, personally appeared MARTHA GINESTAR who
acknowledged the foregoing instrument to be her voluntary act
and deed.

Diana L. Boyd
Notary Public for Oregon

My Commission Expires: 12-18-98



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EXHIBIT "B"

Parcel 2 of Land Partition 35-94 situated in Government Lot 9 and the SE 1/4 SW 1/4 of Section 19, Township 39 South, Range 11 1/2 East of the Willamette Meridian, County of Klamath, State of Oregon.

Tax Acct No.: 233 - 3911-V1900-00601 Key No.: 875563

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 25th day
of June A.D., 19 97 at 10:41 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 19690.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross