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## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01046429

AFTER RECORDING RETURN TO:

CLAUDE THOMAS BABB

JEANNE LOUISE BABB

7635 Lost River Rd.Klamath Falls, OR 97603

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

SAMUEL L. L. ELLIS and CAROLYN J. ELLIS, hereinafter called  
GRANTOR(S), convey(s) to CLAUDE THOMAS BABB and JEANNE LOUISE  
BABB, husband and wife, hereinafter called GRANTEE(S), all that  
real property situated in the County of Klamath, State of  
Oregon, described as:

Lot 8, Block 3, RIVER RANCH ESTATES, in the County of Klamath,  
State of Oregon.

Code 162 Map 3910-22CC TL 400

2LB  
CB  
"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  
\$105,000.00.

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 10th day of July, 1997.

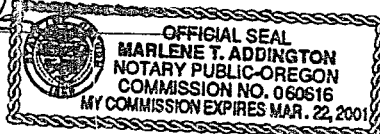
Samuel L. L. Ellis  
SAMUEL L. L. ELLIS

Carolyn J. Ellis  
CAROLYN J. ELLIS

STATE OF OREGON, County of Klamath)ss.

On July 11, 1997, personally appeared the above named SAMUEL L.  
L. ELLIS and CAROLYN J. ELLIS and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me: Marlene T. Addington  
Notary Public for Oregon

My Commission Expires: 3-22-01

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 11th day  
of July A.D., 19 97 at 3:45 o'clock P M., and duly recorded in Vol. M97  
of Deeds on Page 21864.

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross