

200 FEB 18 AM 11:30

MTC 50195-KR
WARRANTY DEED

Vol M00 Page 5272

SELENA R. MAHONEY, as to her undivided interest
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JEFFREY D. BAXTER,

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:

Parcel 2 of Land Partition 63-96 situated in the SW1/4, and the N1/2
SE1/4 of Section 29 and the NW1/4 of Section 32, all in Township 40
South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ACCT#4010-02900-00700 KEY#99645
ACCT#4010-03200-00200 KEY#99823

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:

SUBJECT TO: Trust Deed dated March 10, 1998 and recorded on March 31,
1998 in Volume M98, page 10401, Microfilm Records of Klamath County,
Oregon in favor of Paine Webber as IRA Custodian for Debra Dixon as to an
undivided 66% and Anesthesia Associates of Medford, P.C., M.P.P./P.S.P.
for the benefit of Robert J. Truillo, Account No. 93-0797923 as to an
undivided 34%, as Beneficiary

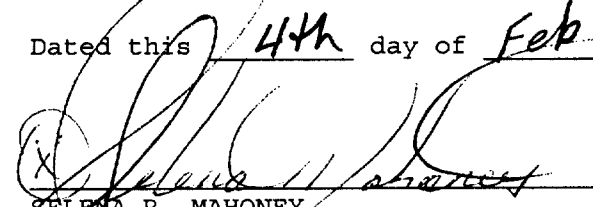
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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.

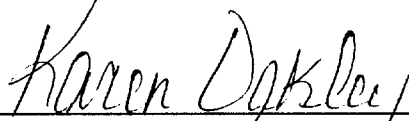
The true and actual consideration for this conveyance is 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3976 BELLINGER LANE, MEDFORD, OR 97501-9509

Dated this 4th day of Feb, 2000.


SELENA R. MAHONEY
State of Oregon
County of JACKSON

This instrument was acknowledged before me on February 11, 2000 by
SELENA R. MAHONEY.

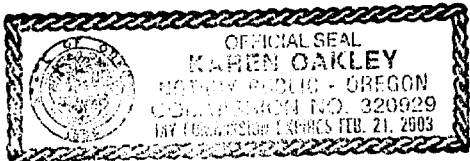


(Notary Public for Oregon)

My commission expires Feb 21, 2003

ESCROW NO. MT50195-KR

Return to:
JEFFREY D. BAXTER
3976 BELLINGER LANE
MEDFORD, OR 97501-9509



State of Oregon, County of Klamath
Recorded 2/18/00, at 11:30 a. m.
In Vol. M00 Page 5272
Linda Smith,
County Clerk Fee \$ 21.00

21.00