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DATE ISSUED JUN 29 1988

Marian Ackerman
MARIAN ACKERMAN
COUNTY REGISTRAR
KLAMATH COUNTY, OREGON



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Sylvia Huck
of July A.D., 1988 at 2:19 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 11132

FEE \$8.00

Ret: Sylvia Huck, 3905 Boardman, K. Falls, 97603

By *Pauline Mullen* County Clerk

89258

Aspen Title #01031915 Vol. M88 Page 11133
WARRANTY DEED (31896)
(Statutory Form)

AMERICAN SAVINGS AND LOAN ASSOCIATION (a Federal Association), dba
Willamette Savings and Loan Association, Grantor, conveys and warrants to
MARION W. GRUVER Grantee, the following described real property free of
encumbrances except as specifically set forth herein:

See attached Exhibit A

Encumbrances:

See attached Exhibit B

The true and actual consideration for this conveyance is \$ None
and other good and valuable consideration.

THIS INSTRUMENT WILL NOT ALLOW THE 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.

DATED this 24th day of June, 1988; if a corporate Grantor,
it has caused its name to be signed by order of its Board of Directors.

AMERICAN SAVINGS AND LOAN ASSOCIATION
(a Federal Association), dba Willamette
Savings and Loan Association, Grantor

By *[Signature]*
Title S.V.P.

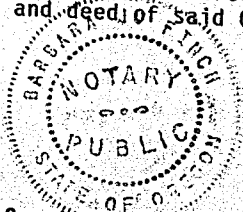
STATE OF OREGON

County of Multnomah

)
) ss
)

11134

On this 24th day of June, 1988, before me personally appeared Douglas Greybill, who, being duly sworn did say that he is the Senior Vice President of American Savings and Loan Association (a Federal Association) dba Willamette Savings and Loan Association, and that the foregoing instrument was signed in behalf of said Association by authority of its Board of Directors, and acknowledged that said instrument is the free act and deed of said Corporation.



Barbara J. Finch
Notary Public for Oregon
My Commission expires: 9/28/91

Grantor:

American Savings and Loan Association,
(a Federal Association), dba Willamette
Savings and Loan Association
PO Box 5555
Portland, OR 97228

Grantee:

Marion W. Gruver
~~725 W. Stetson~~ P.O. Box 26
~~Hemet, CA 92343~~ Dairy, OR 97625

After recording return to:

Michael L. Brant
Attorney at Law
325 Main Street
Klamath Falls, OR 97601

Until a change is requested all
tax statements should be sent to:

Marion W. Gruver
~~725 W. Stetson~~ P.O. Box 26
~~Hemet, CA 92343~~ Dairy, OR 97625

EXHIBIT A

A parcel of land in the East one-half of the East one-half of the Southeast one-quarter of the Southeast one-quarter of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; more particularly described as follows:

Beginning at the Southeast corner of Section 32, running thence North $89^{\circ}29'55''$ West 330.27 feet; thence North $00^{\circ}15'10''$ West 131.89 feet; thence South $89^{\circ}29'55''$ East 330.36 feet to the easterly line of Section 32; thence South $00^{\circ}12'42''$ East 131.89 feet to the point of beginning.

In Addition:

A 30 foot access easement across the Southerly 30 feet of the lands of Ronald G. Bockelman, Sr. and Barbara K. Bockelman as described and recorded in Volume M76, page 20997 and Volume M79, page 13753 of the Klamath County Deed Records, Klamath Falls, Oregon

Also in Addition:

A 30 foot access easement across the easterly 30 feet of Lot 21, Block 28, Klamath Falls Forest Estates Highway 66 Unit, Plat Number 2 as described and recorded in Volume M68, Page 8543 of the Klamath County Deed Records, Klamath Falls, Oregon.

EXHIBIT B

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Subject to rules and regulations of the Fire Patrol District.
3. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801.340, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
4. Order In the Matter of Request for Conditional Use Permit 47-87 for Non-Farm Dwellings In A Farm Use Zone for Willamette Savings and Loan before the Klamath County Planning Commission, Klamath County, Oregon, recorded December 4, 1987 in Book M-87 at page 21825.

EXHIBIT B
00391/4

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day
of July A.D., 19 88 at 3:05 o'clock P. M., and duly recorded in Vol. M88,
of Deeds on Page 11133.

Evelyn Biehn County Clerk

By Pauline Muller

FEE 23.00