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WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
DAVID J. BEITENCOURT
DIANA L. BEITENCOURT
4615 SOUTH 6TH STREET
KLAMATH FALLS, OR 97603

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

DOVERI PROPERTIES, LTD, an Oregon General Partnership
hereinafter called grantor, convey(s) to DAVID J. BEITENCOURT
and DIANA L. BEITENCOURT, husband and wife hereinafter called
Grantee all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 3, Block 97, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) 1988-89 taxes, a
lien not yet payable. 2) Conditions, Restrictions as shown on
the recorded plat. 3) Regulations, including levies, liens and
utility assessments of the City of Klamath Falls. 4) Party Wall
Agreement, recorded November 10, 1960 in Book 325 at page 326.

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
\$25,000.00.

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 31 day of July 1988.

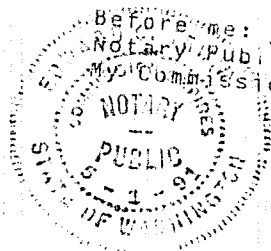
DOVERI PROPERTIES, LTD.

BY: E. Elodie E. Golden
ELODIE E. GOLDEN, General Partner

STATE OF WASHINGTON, County of KING) ss.
On this 31st day of JULY, 1988,

Personally appeared the above named Elodie E. Golden, General
Partner of Doveri Properties, Ltd., an Oregon Limited
Partnership and acknowledged the foregoing instrument to be her
voluntary act and deed.

Before me:
Notary Public for Washington
My Commission Expires: 7/1/91



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 2nd day
of August A.D. 19 88 at 2:31 o'clock P.M., and duly recorded in Vol. M88,
of Deeds on Page 12386.
Evelyn Biehn County Clerk

By Pauline Mulender

FEE \$13.00

