

AFTER RECORDING RETURN TO:
BERNARD L. SIMONSEN, TRUSTEE
RHEA E. SIMONSEN, TRUSTEE
U/D/T MARCH 20, 1986 "SIMONSEN FAMILY TRUST"
6847 ALTA VISTA DRIVE
RANCHO PALOS VERDES, CA 90274

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

DAVE W. LORENZ hereinafter called GRANTOR(S), convey(s) to
BERNARD L. SIMONSEN AND RHEA E. SIMONSEN, CO-TRUSTEES U/D/T
MARCH 20, 1986 "SIMONSEN FAMILY TRUST" hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

The SE 1/4 SE 1/4 Section 4, Township 36 South, Range 14 East of
the Willamette Meridian, in the County of Klamath, State of
Oregon.

CODE 92 MAP 3614 TL 900-01

"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."

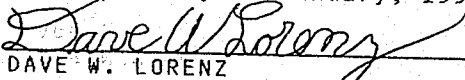
and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Subject to rules
and regulations of Fire Patrol District. 2) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 3) Right,
title or interest of the public, including governmental bodies
and to that portion of said premises lying below the ordinary
high water line of the Sprague River and public rights of
fishing and recreation in and to the shoreline of said river.
4) All matters arising from any shifting in the course of the
Sprague River, including but not limited to accretion, reliction
and avulsion. 5) As disclosed by the tax roll the premises
herein described have been zoned or classified for farm use. At
any time that said land is disqualified for such use, the
property may be subject to additional taxes or penalties and
interest. 6) Reservations and Restrictions in deed from George
S. Boyd, et ux., to Edward F. Fitzpatrick et ux., dated November
20, 1948 recorded January 10, 1949 in Book 227 at Page 533,
Deed Records of Klamath County, Oregon, as follows: "...easement
to Garner Lundy for ditch as now located, taking out of the
North Fork of Sprague River..". 7) Reservations and recitals
set forth in Deed from Frederick W. Hyde and Elizabeth H. Hyde,
husband and wife, to Tottsie W. J. Borens, dated October 6, 1959
and recorded October 20, 1959 in Book 316 at page 528, Deed
Records of Klamath County, Oregon.

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
\$50,000.00.

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 25th day of January, 1991.

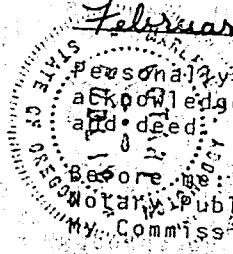

DAVE W. LORENZ

WARRANTY DEED
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STATE OF OREGON, County of KLAMATH)ss.

February 1, 1991



personally appeared the above named DAVE W. LORENZ and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Harlene E. Addington
Notary Public for OREGON
My Commission Expires: 3-22-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 5th day of Feb. A.D. 19 91 at 10:43 o'clock A.M., and duly recorded in Vol. M91 of Deeds on Page 2224.

FEE \$33.00

Evelyn Biehn County Clerk
By Pauline Nielsen

AND WHEREAS the above named DAVE W. LORENZ and
I, the undersigned, of the County of Klamath, State of Oregon,
do hereby certify that the foregoing instrument is a true and
correct copy of the original instrument as the same appears
from the records of the County of Klamath, State of Oregon,
and that the same has been duly recorded in the public
records of the County of Klamath, State of Oregon, in
accordance with the provisions of the laws of the State of Oregon.

WITNESSETH that on the day and date above written,
I, the undersigned, a Notary Public for the State of Oregon,
do hereby certify that the foregoing instrument is a true and
correct copy of the original instrument as the same appears
from the records of the County of Klamath, State of Oregon,
and that the same has been duly recorded in the public
records of the County of Klamath, State of Oregon, in
accordance with the provisions of the laws of the State of Oregon.

IN WITNESS WHEREOF, I have hereunto set my hand and
the seal of my office, at Medford, Oregon, this 1st day of
February, 1991.

Harlene E. Addington
Notary Public for the State of Oregon
My Commission Expires 3-22-93

ATTEST: I, the undersigned, County Clerk, do hereby
certify that the foregoing instrument is a true and correct
copy of the original instrument as the same appears from the
records of the County of Klamath, State of Oregon.

Evelyn Biehn
County Clerk
By Pauline Nielsen

ASPEN TITLE & ESCROW, INC.

Aspen

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SPRINGFIELD
#0032332

APR 11 1991

SSSST