



#01036393
WARRANTY DEED

AFTER RECORDING RETURN TO:
RONALD J. TRAVALI
3246 Prentiss Street
Oakland, CA. 94601

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

RICHARD F. LAUBENGAYER and SUSAN M. LAUBENGAYER, husband and
wife, hereinafter called GRANTOR(S), convey(s) to RONALD J.
TRAVALI, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

Code 1, Map 3809-200C, Tax Lot 300.

"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."

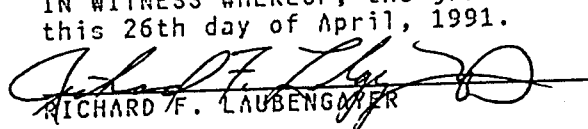
and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions and Restrictions as shown on the
recorded plat of Eldorado Heights, now vacated. 3) Reservation
of an easement as disclosed by instrument recorded April 20,
1979 in Book M-79, page 8966. 4) Trust Deed, including the
terms and provisions thereof, in favor of Klamath First Federal
Savings and Loan Association, recorded June 9, 1986 in Book
M-86, page 9908 and a Conditional Assignment of Rentals,
including terms and provisions thereof, to Klamath First Federal
Savings and Loan Association, a Federal corporation, recorded
June 9, 1986 in Book M-86, page 9913, which Trust Deed and
Conditional Assignment of Rentals, the Grantees herein does not
agree to assume and pay and Grantors hereby hold Grantee
harmless therefrom.,

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
\$155,000.00.

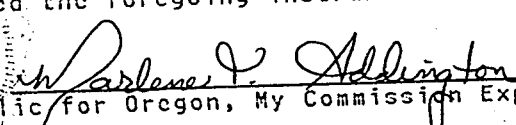
In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of April, 1991.


RICHARD F. LAUBENGAYER


SUSAN M. LAUBENGAYER

STATE OF OREGON, County of Klamath)ss.

On May 3, 1991, personally appeared the above named
RICHARD F. LAUBENGAYER and SUSAN M. LAUBENGAYER, and
acknowledged the foregoing instrument to be their voluntary act
and deed.
Before me, 
Notary Public for Oregon, My Commission Expires 3-22-93

'91 MAY 6 PM 2 47

8471

EXHIBIT "A"

A tract of land situated in the SE 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2" iron pin at the Northeast corner of Parcel 2 which point is on the West line of Lexington Avenue from which the Southeast corner of the NW 1/4 SE 1/4 of said Section 20 bears North 21 degrees 27' 22" East 146.34 feet; thence South 02 degrees 44' 57" East 71.25 feet to a 1/2" iron pin; thence South 55 degrees 33' 18" West 72.53 feet to a 1/2" iron pin on the East line of Eldorado Boulevard; thence North 34 degrees 26' 42" West along said East line 92.26 feet to a 1/2" iron pin; thence North 55 degrees 33' 18" East 111.44 feet to a 1/2" iron pin; thence South 31 degrees 47' 00" East 31.67 feet to the point of beginning.

CODE 1 MAP 3809-20DC TL 300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day
of May A.D., 19 91 at 2:47 o'clock P.M., and duly recorded in Vol. M91,
of Deeds on Page 8470.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Muelender