

AFTER RECORDING RETURN TO:
PETER W. ROSS
CAROL A. ROSS

100 E. Hamilton Ave.
Campbell, CA. 95008

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

MARGARET ANN DVORAK, hereinafter called GRANTOR(S), convey(s) to
PETER W. ROSS and CAROL ANN ROSS, husband and wife, 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.

"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 covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and appertent upon the land,

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
\$55,000.00.

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 15th day of August, 1991.

Margaret Ann Dvorak
MARGARET ANN DVORAK

STATE OF OREGON, County of Klamath)ss.

On this 21st day of August, 1991, personally appeared MARGARET
ANN DVORAK and acknowledged the foregoing instrument to be her
voluntary act and deed.

Before me: W. Darlene L. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993.

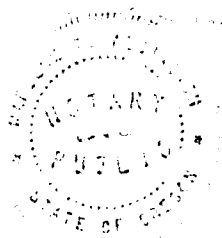


EXHIBIT "A"

PARCEL 1:

Lot 1, Block 2, SHIPPINGTON ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-19CC TL 2800

PARCEL 2:

A parcel of land in the SW 1/4 SW 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at the Southeasterly corner of Lot 1, Block 2, SHIPPINGTON ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence North 76 degrees 30' West along the South line of said Lot 1 a distance of 52.9 feet to the Southwesterly corner of said Lot 1; thence South 13 degrees 30' West at right angles to the Southerly line of said Lot 1, said line also being the Southerly extension of the line between Lots 1 and 2, Block 2, Shippington Addition, 82.5 feet, more or less, to a point on the Northeasterly line of Bly Street; thence South 15 degrees 27' East, along said Northeasterly line of Bly Street, a distance of 15.4 feet, more or less, to its intersection with the Northwesternly line of Melhase Street extended; thence North 38 degrees 45' East, along said Northwesternly line of Melhase Street, a distance of 106.1 feet, more or less, to the point of beginning.

CODE 1 MAP 3809-19CC TL 3000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 22nd day
of Aug. A.D. 19 91 at 10:42 o'clock A M., and duly recorded in Vol. M91
of Deeds on Page 16772

Evelyn Biehn County Clerk

By Douglas Mendenhall

FEE \$33.00