

ASPEN 02037730
WARRANTY DEED

AFTER RECORDING RETURN TO:
TIMOTHY J. RAMEL
CHRISTINE M. MONROE
5552 AMERICANA AVENUE
KLAMATH FALLS, OR 97603

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

ERIC H. SPIESS AND MELADEE DODDS DBA M & E ENTERPRISES OF GALT
WHO ACQUIRED TITLE AS M & E BUILDING ENTERPRISES hereinafter
called GRANTOR(S), convey(s) to TIMOTHY J. RAMEL AND CHRISTINE
M. MONROE, NOT AS TENANTS IN COMMON, BUT WITH FULL RIGHTS OF
SURVIVORSHIP hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

Lot 7, Block 2, TRACT NO. 1096, AMERICANA, in the County of
Klamath, State of Oregon.

CODE 218 MAP 3909-14DA TL 1800

"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 those apparent 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
\$99,900.00.

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 28th DAY OF October, 1991.

Eric H. Spiess Meladee Dodds
ERIC H. SPIESS MELADEE DODDS
DBA M & E ENTERPRISES OF GALT

STATE OF CALIFORNIA, County of Sacramento ss.

11/7/91, 1991.

Personally appeared the above named ERIC H. SPIESS AND MELADEE
DODDS DBA M & E ENTERPRISES OF GALT and acknowledged the
foregoing instrument to be THEIR voluntary act and deed.

Before me: Terry Parker
Notary Public for CALIFORNIA
My Commission Expires: March 24, 1992



ATTACHMENT "A"

A tract of land situated in NE 1/4 NW 1/4 of Section 18, Township 38 South, Range 9 E.W.M., more particularly described as follows: Beginning at the North quarter corner of said Section 18; thence North 89°42' West 710.5 feet; thence South 6°02' West 855.0 feet to a point on the Easterly right of way line of the old Dalles California Highway; thence along said Easterly right of way line the following courses and distances: South 6°02' West 100 feet; South 15°03' West 165.2 feet and South 39°11' West 250 feet, more or less, to a point on the North line of Terminal City, said point being the true point of beginning of this description; thence North 89°41' East along the North line of Terminal City a distance of 263.99 feet to an iron pin; thence North 0°23' East 38.6 feet to an iron pin; thence North 71°25' West 257.05 feet, more or less, to an iron pin on the Westerly right of way line of the Old Dalles California Highway; thence South 37°51' West along said right of way line 25.0 feet to an iron pin; thence continuing along said right of way line South 38°46' West 131.8 feet, more or less, to an iron pin on the North line of Terminal City; thence North 89°41' East along the North line of Terminal City 77.3 feet, more or less, to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 15th day
 of Nov. A.D., 19 91 at 10:29 o'clock A.M., and duly recorded in Vol. M91
 of Deeds on Page 23924

Evelyn Biehn County Clerk

By Pauline Muelendse

FEE \$33.00