

#01037640

WARRANTY DEED

AFTER RECORDING RETURN TO:
GOTSHALK FAMILY TRUST
ATTN: CAROL COOPER
3850 HILL ROAD
LAKEPORT, CALIFORNIA 95453

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

RANDY R. SCOTT and SUSAN J. SCOTT, husband and wife, hereinafter called GRANTOR(S), convey(s) to ROBERT J. SANDERS AND JUNE SANDERS, HUSBAND AND WIFE AS TO AN UNDIVIDED ONE-HALF INTEREST, AND GOTSHALK FAMILY TRUST, AS TO AN UNDIVIDED ONE-HALF INTEREST 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 apparent upon the land AND a Trust Deed, including the terms and provisions thereof, recorded October 2, 1990 in Book M-90, page 19997, Mortgage Records, Klamath County, Oregon, in favor of Neal G. Buchanan, Successor Trustee for Florence McKee and Thomas F. Della-Rose, Successor Trustee for Phoebe Chavez, which Trust Deed the Grantee herein DOES NOT agree to assume and pay and Grantors herein holds Grantee harmless therefrom.,

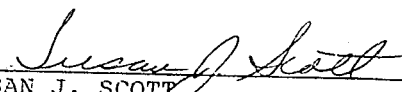
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$30,000.00.

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 24th day of September, 1991.


RANDY R. SCOTT


SUSAN J. SCOTT

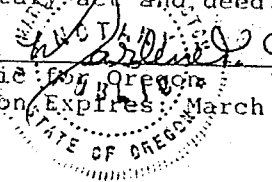
STATE OF OREGON, County of Klamath)ss.

On December 3, 1991, personally appeared RANDY R. SCOTT and SUSAN J. SCOTT and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires March 22, 1993

 David A. Addington
STATE OF OREGON

92 JAN 2 10 50

PARCEL 1:

The SW 1/4 of the NW 1/4 lying Southwesterly of Sprague River Highway, Section 33, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

The S 1/2 NE 1/4 lying Southwesterly of Sprague River Highway, Section 32, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 8 MAP 3510-3300 TL 401
CODE 8 MAP 3510 TL 3001

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 3rd day
of Jan. A.D., 19 92 at 10:50 o'clock A M., and duly recorded in Vol. M92,
of Deeds on Page 150.

Evelyn Biehn - County Clerk

FEE \$33.00

By Pauline Muelender