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WARRANTY DEED

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AFTER RECORDING RETURN TO:  
DONALD R. KERR  
GERTA M. WOODS  
5533 LONG BEACH BL #25  
LONG BEACH, CA 90805

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

ELISE D. DANCE hereinafter called GRANTOR(S), convey(s) to  
DONALD R. KERR AND GERTA M. WOODS, 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 2, Block 5, Klamath River Acres, in the County of Klamath,  
State of Oregon.

CODE 96 MAP 3307-36AD TL 3200

"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  
\$12,500.00.

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

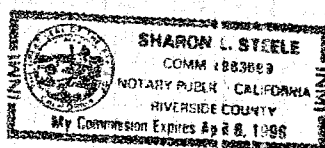
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 1st day of July, 1992.

Elise D. Dance  
ELISE D. DANCE

STATE OF California, County of Riverside ) ss.  
July 3, \_\_\_\_\_, 1992

Personally appeared the above named ELISE D. DANCE and  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

Before me: Sharon L. Steele  
Notary Public for Riverside County  
My Commission Expires April 6, 1996



STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title Co.  
on this 10th day of July A.D., 19 92  
at 10:17 o'clock A.M. and duly recorded  
in Vol. M92 of Deeds Page 15057  
Evelyn Biehn County Clerk  
By Pauline M. Henderson  
Deputy.

Fee, \$30.00