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Aspen
TITLE & ESCROW, INC.

01039640
WARRANTY DEED

Vol. 93 Page 4582

AFTER RECORDING RETURN TO:
CHARLES L. GARDNER

1516 HIGHWAY 66
KLAMATH FALLS OR 97601

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

CHARLES SANDUSKY and JUNE SANDUSKY, AS TRUSTEES OF THE SANDUSKY
LIVING TRUST hereinafter called GRANTOR(S), convey(s) to CHARLES
L. GARDNER hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.....

"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 FEEL 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 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
\$58,100.00.

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 4th day of March, 1993.

THE SANDUSKY LIVING TRUST

BY: Charles Sandusky, Trustee
CHARLES SANDUSKY, TRUSTEE

June Sandusky, Trustee
JUNE SANDUSKY, TRUSTEE

Charles Sandusky
CHARLES SANDUSKY

June Sandusky
JUNE SANDUSKY

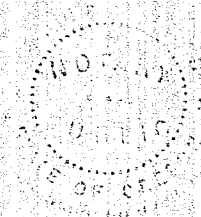
STATE OF OREGON, County of Klamath)ss.

On this 4th day of March, 1993,

Personally appeared the above named CHARLES SANDUSKY and JUNE
SANDUSKY, individually and as Trustees of THE SANDUSKY LIVING
TRUST and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Carol Johnson
Notary Public for Oregon

My Commission Expires: 1-15-94



Beginning at the Southerly line of the Klamath Falls-Ashland Highway, known as the Greensprings Highway at a stake which is South 135 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian; thence Southwesterly along the South line of said Highway 962 feet to a point, for the point of beginning; thence Southwesterly 160 feet along the Southerly line of said Highway to a stake; thence South 1639.5 feet parallel with the Westerly line of Section 33, Township and Range, to a stake on the Northerly right of way line of the Weverhaeuser Logging Railroad; thence Northeasterly along the Northerly line of said right of way to a point due South of the point of beginning on a line parallel from said point of beginning to the Westerly line of said Section 33; thence Northerly parallel with the Westerly line of said Section 33, 1609.5 feet, more or less, to the point of beginning, and being in the NW 1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian. LESS that parcel described as follows:

Beginning on the Southerly line of the Klamath Falls-Ashland Highway known as the Greensprings Highway at a stake which is South 135 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian; thence Southwesterly along the South line of said Highway 983 feet to a point for the point of beginning; thence Northeasterly along the Southerly line of said Highway 21 feet to a point which is the Northeasterly corner of a parcel of land described in a deed from B. E. Kerns and Clare Kerns, his wife, to Theodore Zarosinski and Ann Zarosinski, his wife, dated December 27, 1944, recorded February 28, 1945, in Book 173 at Page 509, Deed Records of Klamath County, Oregon; thence South along the Easterly line of said tract a distance of 68 feet to a point; thence Northwesterly 69 feet, more or less to the point of beginning.

CODE 21 MAP 3908-338H TL 2300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 4th day
of March A.D., 19 93 at 3:08 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 4582

FEE \$35.00

Evelyn Biehn, County Clerk

By Pauline M. Nelson