

KLAMATH COUNTY TITLE COMPANY

K-45176

STATUTORY WARRANTY DEED
 (Individual or Corporation)

HENRY J. BIENENFELD AND SHEILA A. BIENENFELD, AN ESTATE IN FEE SIMPLE AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/2 INTEREST, AND JIM T. **, Grantor,
 conveys and warrants to TIMM BURR, INC., Grantee,

the following described real property in the County of KLAMATH and State of Oregon.

****DRACHMANN AND SHIRLEY L. DRACHMANN, AN ESTATE IN FEE SIMPLE AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/2 INTEREST.**

SE1SW1 AND SW1SE1 LYING WESTERLY OF THE CENTER LINE OF SPRAGUE RIVER, IN SECTION 23 TOWNSHIP 35, SOUTH RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO:

RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 70,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 2nd day of June 19 93 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

X Henry J. Bienenfeld
 HENRY J. BIENENFELD
 X Jim T. Drachmann
 JIM T. DRACHMANN

X Sheila A. Bienenfeld
 SHEILA A. BIENENFELD
 X Shirley L. Drachmann
 SHIRLEY L. DRACHMANN

STATE OF OREGON, County of Klamath)ss.
 The foregoing instrument was acknowledged before me
 this 10th day of June 19 93
 by Henry J. Bienenfeld and
Sheila A. Bienenfeld

Debra Buckingham
 Notary Public for Oregon
 My commission expires: 12-19-96

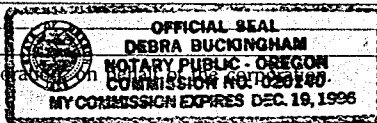
After recording return to:
Timm Burr, Inc.
325 Main St., #203
Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Timm Burr, Inc.
325 Main St., #203
Klamath Falls, Oregon 97601

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.
 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation on _____



Notary Public for Oregon
 My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

(Single Form)
Effective 1/1/91

STATE OF CALIFORNIA

COUNTY OF SAN MATEO } SS.

On JUNE 2, 1993 before me, the undersigned, a Notary Public in and for said State,
personally appeared SIRLEY L DRACHMANN AND
JIM T. DRACHMANN

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Kate Flint Talbot

Name

KATE FLINT TALBOT

(typed or printed)

FTG-3197



(This area for official notarial seal)

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Klamath County Title Co the 10th day
of June A.D., 19 93 at 1:20 o'clock P.M., and duly recorded in Vol. M93,
of Deeds on Page 13487.

Evelyn Biehn County Clerk

By Pauline Mullendore

FEE \$35.00