

#01041055
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. Randy A. Wood
2606 Crest Street
Klamath Falls, OR 97603

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

GEORGE E. DICKINSON and JANET V. DICKINSON, husband and wife,
hereinafter called GRANTOR(S), convey(s) to RANDY A. WOOD,
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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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
\$37,500.00.

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

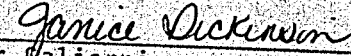
IN WITNESS WHEREOF, the grantor has executed this instrument
this 21st day of January, 1994.


GEORGE E. DICKINSON


JANET V. DICKINSON

STATE OF CALIFORNIA, County of Santa Barbara ss.

On January 25th, 1994, personally appeared George E. Dickinson
and Janet V. Dickinson, and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: 
Notary Public for California
My Commission Expires: 2-28-95

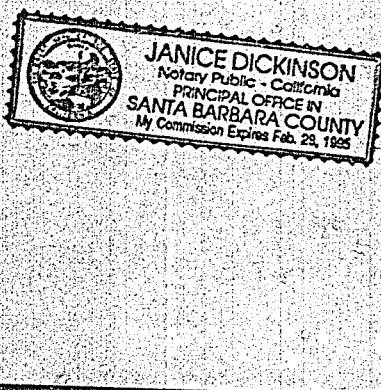


EXHIBIT "A"

That portion of the NW 1/4 of the SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point South 0 degrees 7' East 200 feet of a point 20 feet West and 22.4 feet South of a point marked by a 1" iron pipe in the South line of the Oregon California and Eastern Railroad right of way, 16.3 feet West and 540 feet North 0 degrees 15' West of the Northeast corner of the SW 1/4 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89 degrees 53' West 331.8 feet; thence South 28 degrees 48' East 114.1 feet; thence North 89 degrees 53' East 277.2 feet; thence North 0 degrees 7' West 100 feet to the point of beginning, in Klamath County, Oregon.

CODE 41 MAP 3909-3DB TL 4300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 28th day
of Jan A.D., 19 94 at 10:35 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 3093.

Evelyn Biehn

County Clerk

By D. Eugene Miller

FEE \$35.00