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ATE #01041208

03-02-94P01:53 RCVD

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Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

AFTER RECORDING RETURN TO:
BEARDALL FAMILY TRUST

C/O 4325 Montecito Ave.
Santa Rosa, Ca. 95404

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

CLIFFORD L. TURNER and SHIRLEY M. TURNER, hereinafter called
GRANTOR(S), convey(s) to the BEARDALL FAMILY TRUST DATED
12/5/79, RAY ALVIN BEARDALL and ILA CLAYSON BEARDALL, TRUSTEES,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

The North 100 feet of Lot 12, VILLA SAINT CLAIR, in the County
of Klamath, State of Oregon.

Code 41 Map 3909-14BB Tax Lot 1902

"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
\$35,600.00.

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 25th day of February, 1994

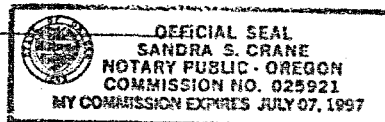
Clifford L. Turner
CLIFFORD L. TURNER

Shirley M. Turner
SHIRLEY M. TURNER

STATE OF OREGON, County of KLAMATH)ss.

On February ^{28@NPD} 25, 1994, personally appeared the above named
CLIFFORD L. TURNER and SHIRLEY M. TURNER and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Sandra S. Crane
Notary Public for Oregon
My Commission Expires: July 7, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 2nd day
of March A.D., 19 94 at 1:53 o'clock P.M. and duly recorded in Vol. M94
of Deeds on Page 6579

FEE \$30.00

Evelyn Biehn - County Clerk
By Caroline Mullendare