



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041403

AFTER RECORDING RETURN TO:

Mr. and Mrs. Raymond A. Van Order

5413 Shasta Way
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ROGER L. WISEMAN and BARBARA G. WISEMAN, husband and wife,
hereinafter called GRANTOR(S), convey(s) to RAYMOND A. VAN ORDER
and RUTH L. VAN ORDER, husband and wife, 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.

RAJ
RLV
"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
\$72,900.00.

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 14th day of March 1994.

Roger L. Wiseman
ROGER L. WISEMAN

Barbara G. Wiseman
BARBARA G. WISEMAN

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 15th day
of March, 1994, by ROGER L. WISEMAN and BARBARA G. WISEMAN.

Before me: Marlene T. Addington
Notary Public for Oregon

Commission No. _____
My Commission Expires: 3-22-97

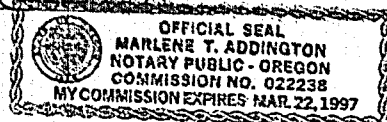


EXHIBIT "A"

PARCEL 1:

Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 60 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 60 feet to the point of beginning.

EXCEPTING THEREFROM the West 5 feet thereof, conveyed for road purposes.

PARCEL 2:

Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 110.33 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 110.33 feet to the point of beginning.

EXCEPTING THEREFROM Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 60 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 60 feet to the point of beginning.

EXCEPTING THEREFROM the West 5 feet thereof, conveyed for road purposes.

CODE 41 MAP 3809-35DD TL 1400
CODE 41 MAP 3809-35DD TL 1500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 16th day
of March A.D., 19 94 at 10:27 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 7998

FEE \$35.00

Evelyn Beihn County Clerk
By Annette Mueller