



WARRANTY DEED

ASPEN TITLE #01041508
AFTER RECORDING RETURN TO:
JONI M. LEAF

24615 Runnels Lane
Klamath Falls, OR 97601

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

JEAN M. BRANDT-FRASER, who acquired title as JEAN M. BRANDT, and
JEAN BRANDT hereinafter called GRANTOR(S), convey(s) to JONI M.
LEAF 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
\$125,000.00.

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 26th day of April 1994.

Jean M. Brandt-Fraser
JEAN M. BRANDT-FRASER

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 27th
day of April, 1994, by JEAN M. BRANDT-FRASER.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

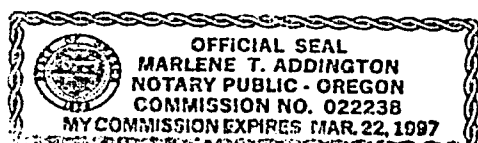


EXHIBIT "A"

PARCEL 1:

Beginning at a point which is East along the East-West center section line a distance of 150 feet and South parallel to the North-South center section line a distance of 630 feet from the center section corner of Section 10, Township 36 South, Range 6 East of the Willamette Meridian; thence continuing South parallel to said North-South section line a distance of 100 feet; thence East parallel to said East-West center line a distance of 180 feet; thence North parallel to said North-South center line a distance of 100 feet; thence West parallel to said East-West center line a distance of 180 feet to the point of beginning, in the County of Klamath, State of Oregon.

CODE 78 MAP 3606-10DB TL 2100

PARCEL 2:

A parcel of land lying in the SE 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is East along the East-West center section line a distance of 150 feet and South parallel to the North-South center section line a distance of 730 feet from the center section corner of said Section 10; thence continuing South parallel to said North-South section line a distance of 90 feet; thence East parallel to said East-West center line a distance of 180 feet; thence North parallel to said North-South center line a distance of 90 feet; thence West parallel to said East-West center line a distance of 180 feet, more or less, to the point of beginning.

CODE 8 MAP 3606-10DB TL 2000

Continued on next page

EXHIBIT "A" CONTINUED

12873

PARCEL 3:

All that portion of the NW 1/4 SE 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which lies South of the South line of that certain parcel conveyed to George R. Hansen recorded August 16, 1976 in Volume M-76 at Page 12595, Deed Records of Klamath County, Oregon; East of the East line of that certain parcel described in the second paragraph of that certain deed to Jack Malcom Fraser et ux., recorded May 27, 1966 in Volume M-66 at Page 5602, Deed Records of Klamath County, Oregon; East of the East line of that certain parcel conveyed to Ronald D. Nelley et ux., by deed recorded March 26, 1968, Volume M-68 at Page 2332, Deed Records of Klamath County, Oregon; South and West of the Southwesterly line of the private canal as it now exists across said NW 1/4 SE 1/4; and North of the following described line:

Beginning at a point which is North 32 degrees 17' West a distance of 30 feet from the Northwest corner of that certain parcel conveyed to State of Oregon by and through its State Game Commission by deed recorded December 18, 1963 in Volume 349 at Page 661, Deed Records of Klamath County, Oregon; thence South 57 degrees 43' West to an intersection with the West line of that certain parcel conveyed to Marvin G. Bresler et ux., by deed recorded May 31, 1979 in Volume M-79 at Page 12560, Deed Records of Klamath County, Oregon.

CODE 8 MAP 3606-10DB TL 2400
CODE 8 MAP 3606-10DB TL 2600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title
of April A.D., 19 94 at 11:38 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 12871
By Evelyn Biehn County Clerk
Annette Mueller

FEE \$40.00