



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041804

AFTER RECORDING RETURN TO:

Mr. and Mrs. Preston N. Shelton

7441 Tingley Lane
Klamath Falls, OR 97603

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

DONALD L. BARLEEN and SHIRLEY L. BARLEEN, husband and wife,
hereinafter called GRANTOR(S), convey(s) to PRESTON N. SHELTON
and JUDY SHELTON, 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
\$13,500.00.

The execution of this Deed directly to the Grantee named herein
is done at the direction of CLTC Exchange Company as part of a
tax deferred exchange for the benefit of said Grantee.

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 9th day of June, 1994.

Donald L. Barleen
DONALD L. BARLEEN

Shirley L. Barleen
SHIRLEY L. BARLEEN

STATE OF OREGON)
)ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 13th
day of June, 1994, by DONALD L. BARLEEN and SHIRLEY L. BARLEEN.

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

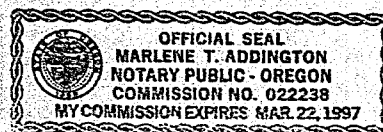


EXHIBIT "A"

A parcel of land situated in the SW 1/4 of Section 34, 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 1/2" square iron pin marking the Southwest corner of Falcon Heights School property and the Easterly right of way line of Washburn Way, from which the Southwest corner of said Section 34 bears the following two bearings and distances: South 39 degrees 54' 58" West 30.00 feet, South 00 degrees 10' 55" East 1480.55 feet more or less; thence from said point of beginning North 89 degrees 54' 58" East 290.00 feet to a 5/8" iron pin; thence South 00 degrees 10' 55" East 150.21 feet to a 5/8" iron pin; thence South 89 degrees 54' 58" West 290.00 feet to a 5/8" iron pin on the Easterly right of way line of said Washburn Way; thence North 00 degrees 10' 55" West along the Easterly right of way of said Washburn Way 150.21 feet to the point of beginning.

CODE 164 MAP 3909-33DO TL 1300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 13th day
of June A.D., 19 94 at 3:48 o'clock P. M., and duly recorded in Vol. M94,
of Deeds on Page 13539.

FEE \$35.00

Evelyn Biehn, County Clerk

By Casslene Wilkins