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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS That
 Eric H. Spiess and Meladue Dods DBA M&E Enterprises of Galt
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 James L. White and Bobbie J. White
 hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs,
 successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto
 belonging or in any way appertaining situated in Klamath County, State of Oregon, described as follows,
 to-wit:

Lot 23, Block 2, Tract 1096 Americana, in the County of Klamath
 State of Oregon, Code 218 Map 3909-14DA-2700

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
 And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is
 lawfully seized in fee simple of the above granted premises, free from all encumbrances

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims
 and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$18,000.
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical
 changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17 day of June, 1994;
 if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person
 duly authorized to do so by order of its board of directors.

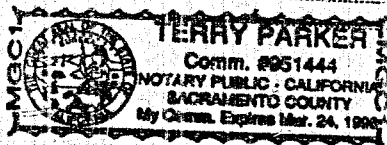
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
 INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS
 BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
 PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY
 LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
 ORS 30.930.

STATE OF OREGON, County of Sacramento ss.

This instrument was acknowledged before me on _____, 19____,

by _____, 19____,

as _____,



Terry Parker
 My commission expires Mar. 24, 1996
 Notary Public for Oregon

Eric H. Spiess & Enter
 620 Myrtle St.

Galt, Calif. 95632
 Grantor's Name and Address

James L. & Bobbie J. White
 8314 Florin Rd

Sacramento, Calif. 95632
 Grantee's Name and Address

After recording return to (Name, Address, Zip):
 James L. & Bobbie J. White
 8314 Florin Rd
 Sacramento, CA 95632

Until requested otherwise send all tax statements to (Name, Address, Zip):
 Florin Rd Address

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,
 County of Klamath ss.

I certify that the within instrument
 was received for record on the 28th day
 of June, 1994, at
 9:34 o'clock A.M., and recorded in
 book/reel/volume No. M94 on page
 19973 and/or as fee/file/instru-
 ment/microfilm/reception No. 83395,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE
 By *Dorothy Biehn* Deputy.

Fee \$30.00