

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041868

AFTER RECORDING RETURN TO:

Mr. and Mrs. Sidney C. VonTersch

4044 SHASTA WAY

KLAMATH FALLS, OR 97603

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

ELLA PERDUE and GLORIA RAE MOORE, hereinafter called GRANTOR(S),
convey(s) to SIDNEY C. VON TERSCH and KATHERINE L. VON TERSCH,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 4 in Block 1 of BRYANT TRACTS, according to the official
plat thereof on file in the office of the County Clerk, Klamath
County, Oregon.

Code 41, Map 3909-3AA, Tax Lot 500

"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
\$22,000.00.

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 10th day of June, 1994.

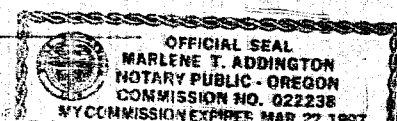
Ella Perdue
ELLA PERDUE

Gloria Rae Moore
GLORIA RAE MOORE

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 1st
day of July 1994, by ELLA PERDUE and GLORIA RAE MOORE.

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



STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Aspen Title Co the 1st day
of July A.D. 19 94 at 3:40 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 20683

FEE \$30.00

Evelyn Biehn, County Clerk

By Marlene T. Addington