



WARRANTY DEED

ATE #02042140

AFTER RECORDING RETURN TO:

MATTHEW E. ROLOW

PATRICIA B. HALE

3476 Mallory Dr.
Klamath Falls, OR 97603

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

ARTHUR D. BICKNELL and MARGARET A. BICKNELL, husband and wife,
hereinafter called GRANTOR(S), convey(s) to MATTHEW E. ROLOW, an
unmarried man, and PATRICIA B. HALE, an unmarried woman,
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
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

NR
ph
"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
\$90,000.00.

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 30th day of August, 1994.

Arthur D. Bicknell
ARTHUR D. BICKNELL

Margaret A. Bicknell
MARGARET A. BICKNELL

STATE OF OREGON, County of Klamath)ss.

On August 31, 1994, personally appeared ARTHUR D. BICKNELL and
MARGARET E. BICKNELL and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me: Sandra S. Crane
Notary Public for: Oregon
My Commission Expires: July 7, 1997

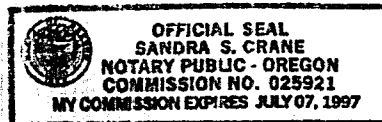


EXHIBIT "A"

A tract of land situated in the S 1/2 NE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point located North 0 degrees 08' East a distance of 30.0 feet and North 89 degrees 55' West a distance of 1283.70 feet from the East one-fourth corner of said Section 9; said point is the Southwest corner of that parcel of land described as Parcel 1 in Book M-73 at Page 4398, Microfilm Records of Klamath County, Oregon, Palmer to Smith; thence North 0 degrees 08' East a distance of 150.0 feet; thence South 89 degrees 55' East a distance of 300.0 feet; thence South 0 degrees 08' West a distance of 150 feet; thence North 89 degrees 55' West a distance of 300.0 feet to the point of beginning.

The above parcel of land is all of that land described in Deed to Roy R. Smith and Audrey J. Smith, dated April 11, 1973, recorded April 13, 1973 in Book M-73 at Page 4398, Microfilm Records of Klamath County, Oregon.

CODE 222 MAP 3910-9AD PL 2100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 2nd day
of Sept. A.D. 19 94 at 11:02 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 27576.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline M. Henderson