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WARRANTY DEED

01042300

AFTER RECORDING RETURN TO:

Mr. and Mrs. Henry A. Price

P.O. Box 1037Ken, OR 97627

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

ALBERT E. LEPLEY and VERA M. LEPLEY, husband and wife,
hereinafter called GRANTOR(S), convey(s) to HENRY A. PRICE and
ANNA E. PRICE, husband and wife, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 1, Block 31, FIFTH ADDITION TO KLAMATH RIVER ACRES, TRACT
NO. 1081, in the County of Klamath, State of Oregon.
Map 4008-6BB-TL 3500

"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
\$115,000.00.

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 21st day of September, 1994.

Albert E. Lepley
ALBERT E. LEPLEY

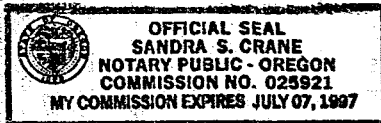
Vera M. Lepley
VERA M. LEPLEY

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 26th
day of September, 1994, by ALBERT E. LEPLEY and VERA M. LEPLEY.

Before me: Sandra S. Crane
Notary Public for Oregon

My Commission Expires: March 22, 1997 July 7, 1994



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 27th day
of Sept A.D., 19 94 at 10:26 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 30252

FEE \$30.00

Evelyn Biehn

County Clerk

By Douglas J. Mullendore