



WARRANTY DEED

ASPEN TITLE #01041343
 AFTER RECORDING RETURN TO:
 JOHN MCCOLGIN
 2316 S. 6th Street
 Klamath Falls, Oregon 97603

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

JOE L. KELLER AND WALTER H. PETERSEN ^{*Also known as Walter Marius Petersen} AND JEAN Y. PETERSEN
 hereinafter called GRANTOR(S), convey(s) to JOHN MCCOLGIN
 hereinafter called GRANTEE(S), all that real property situated
 in the County of KLAMATH, State of Oregon, described as:

Lot 5, PLEASANT HOME TRACT SMO. 2, in the County of Klamath,
 State of Oregon. EXCEPTING THEREFROM that portion conveyed to
 the State of Oregon by Deed Volume 353 at page 522, Deed Records
 of Klamath County, Oregon

CODE 41 MAP 3909-2AD TAX OT 8700

"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, contracts and/or
 liens for irrigation and or drainage,

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
 \$62,500.00.

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 2nd day of December 1995.

JOE L. KELLER

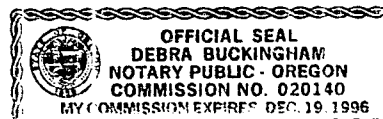
JEAN Y. PETERSEN

WALTER H. PETERSEN

STATE OF OREGON)

County of Klamath)

ss.



The foregoing instrument was acknowledged before me this 5th
 day of January, 1996, by Joe L. Keller, Walter Marius Petersen
 and Jean Y. Petersen.

Before me, Debra Buckingham
 Notary Public for Oregon
 My Commission Expires: 12-19-96

