



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042956

AFTER RECORDING RETURN TO:

ROBERT D. NELSON

4404 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

LEONARD S. HUMPHREY and EVELYN L. HUMPHREY, husband and wife,
hereinafter called GRANTOR(S), convey(s) to ROBERT D. NELSON, a
single person, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF.....

"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"

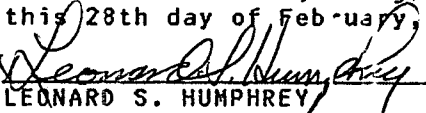

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

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
\$150,000.00.

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 28th day of February, 1995.


LEONARD S. HUMPHREY
EVELYN L. HUMPHREYSTATE OF OREGON, County of Linn)ss.

On March 3, 1995, personally appeared the above named LEONARD
S. HUMPHREY and EVELYN L. HUMPHREY and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Shirley Meador
Notary Public for OregonMy Commission Expires: 1-12-99

A portion of Lot 13, HOMEDALE SUBDIVISION, in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron axle marking the most Easterly corner of Lot 14, HOMEDALE SUBDIVISION, and being on the Southwesterly boundary of Walton Drive; thence North 43 degrees 21' 40" West along said Walton Drive 582.3 feet to the point of beginning, said point being the most Northerly corner of the parcel conveyed to Homer Koertje, et ux., by Deed recorded in M-71 at Page 238, Deed Records, Klamath County, Oregon; thence South 43 degrees 21' 40" East along Walton Drive 235.3 feet; thence South 46 degrees 22' 20" West 90 feet to the Southwesterly line of said Koertje parcel; thence North 43 degrees 21' 40" West along said Koertje parcel 164.1 feet more or less to the Southwesterly corner thereof; thence North 8 degrees 06' 40" East along said Koertje parcel 115.1 feet to the point of beginning.

CODE 41 MAP 3909-11AD TL 3400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 3rd day
of March A.D., 19 95 at 3:24 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 4802

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Pauline Miller