



WARRANTY DEED

#03043013

AFTER RECORDING RETURN TO:

BARBARA C. VAN ERT
P.O. BOX 20914
CARSON CITY, NV 89721

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

GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, hereinafter called
GRANTOR(S), convey(s) to BARBARA C. VAN ERT, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 13, Block 1, Tract 1164, in the County of Klamath, State of
Oregon.

Code 8 Map 3611-1900 TL 900

"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 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
\$15,500.00.

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 22nd day of March, 1995.

George A. Pondella, Jr.
GEORGE A. PONDELLA, JR.

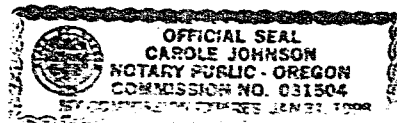
Donald E. Bailey
DONALD E. BAILEY

STATE OF OREGON, County of Klamath)ss.

On this 22nd day of March, 1995, personally appeared the above
named GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, and
acknowledged the foregoing instrument to be their voluntary act
and deed.

Before me: Carol Johnson
Notary Public for Oregon

My Commission Expires: 1-31-98



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day
of March A.D., 19 95 at 10:40 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 6762

FEE

\$30.00

By Bernetha G. Lisch County Clerk