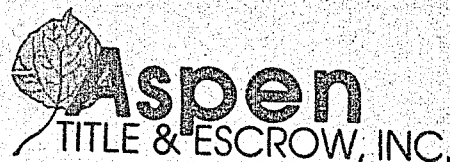


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03-31-95P03:47 RCVD

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WARRANTY DEED

#03042966

AFTER RECORDING RETURN TO:

CHERYL BEATTY

1965 HARRIMAN AVE
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEHELEN G. WOLTER, hereinafter called GRANTOR(S), convey(s) to
CHERYL BEATTY, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:Lot 8, Block 213, MILLS SECOND ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-33DB TL 9800

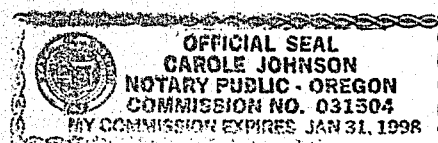
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 Trust Deed
recorded Book M-92 at page 24906, which Grantee herein does not
assume nor agree to pay, 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
\$40,000.00.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 March, 1995.

Helen G. Wolter
HELEN G. WOLTER

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 24th
day of March, 1995, by HELEN G. WOLTER.

Before me: Carol Johnson
Notary Public for Oregon
My Commission Expires: January 31, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 31st day
of March A.D., 19 95 at 3:47 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 7886

FEE \$30.00

By Bernetha G. Letech County Clerk
Bernetha G. Letech