



WARRANTY DEED

#03043151

AFTER RECORDING RETURN TO:

JUNE R. RALSTON
7204 BOYD COURT
KLAMATH FALLS, OR 97603

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

THOMAS A. DONDELINGER and JAMES V. DONDELINGER, hereinafter
called GRANTOR(S), convey(s) to JUNE R. RALSTON, hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 13, Block 1, COUNTRY GREEN, TRACT NO. 1085, in the County of
Klamath, State of Oregon.

Code 100 Map 3909-13AA TL 2400

IT IS ALSO THE INTENT OF THIS DEED TO TERMINATE THE LIFE ESTATE
OF IMOGENE I. DONDELINGER AS DISCLOSED BY DEED RECORDED IN BOOK
M-90 AT PAGE 1828, RECORDS OF KLAMATH COUNTY, OREGON.

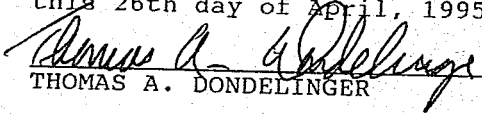
JRB
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

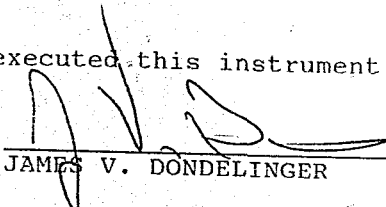
And covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage, and will 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
\$40,000.00.

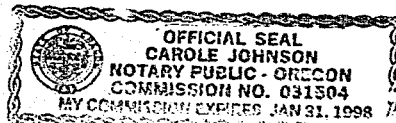
In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of April, 1995.

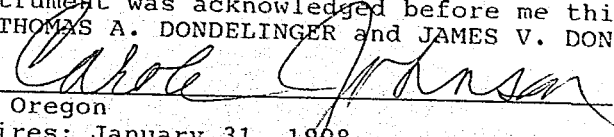

THOMAS A. DONDELINGER


JAMES V. DONDELINGER

STATE OF OREGON)
) ss.
County of Klamath)



The foregoing instrument was acknowledged before me this 1st day
of May, 1995, by THOMAS A. DONDELINGER and JAMES V. DONDELINGER.

Before me: 

Notary Public for Oregon

My Commission Expires: January 31, 1998

11155

Case

11156

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day
of May A.D., 19 95 at 10:57 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 11155

FEE \$35.00

By Bernetha G. Letsch, County Clerk