



Aspen
TITLE & ESCROW, INC.

#03043184

AFTER RECORDING RETURN TO:

HAROLD K. PICKRELL
MARGARET A. PICKRELL
HOWARD J. BOURQUIN

P.O. Box 1267
KLAMATH FALLS, OR 97601

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

WARRANTY DEED

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Aspen Title & Escrow
on this 2nd day of May A.D. 19 95
at 3:30 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 11392
Bernetha G. Letsch County Clerk
By [Signature] Deputy.

Fee, \$30.00

RICHARD T. PETERSEN and BARBARA S. PETERSEN, husband and wife,
hereinafter called GRANTOR(S), convey(s) to HAROLD K. PICKRELL
and MARGARET A. PICKRELL and HOWARD J. BOURQUIN, not as tenants
in common but with full rights of survivorship, hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

The South 70 feet of Lot 15, Block 9, PLEASANT VIEW TRACTS, in
the County of Klamath, State of Oregon.

Code 41 Map 3909-2BB TL 2900

WJS
MJP
"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 in Book M-79 at page 22963, which Grantees herein do
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
\$32,500.00.

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 1st day of May, 1995.

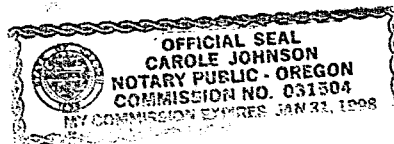
[Signature]
RICHARD T. PETERSEN

[Signature]
BARBARA S. PETERSEN

STATE OF OREGON)

) ss.

County of Klamath)



The foregoing instrument was acknowledged before me this 2nd day
of May, 1995, by RICHARD T. PETERSEN and BARBARA S. PETERSEN.

Before me:

Notary Public for Oregon

My Commission Expires: January 31, 1998