

06-09-95P03:35 RCVD



WARRANTY DEED

#01043219

AFTER RECORDING RETURN TO:

JAVIER MARIANO AYARRA

2700 KARNIS CT. # 2802
SANTA CLAIRA, CA 91351

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

SAM DEHLINGER, INC., an Oregon Corporation, hereinafter called
 GRANTOR(S), convey(s) to JAVIER MARIANO AYARRA, hereinafter
 called GRANTEE(S), all that real property situated in the County
 of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
 HEREIN.....

"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
 \$375,000.00.

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 31st day of May, 1995.

SAM DEHLINGER, INC.

BY: Barbara W. Dehlinger
 BARBARA W. DEHLINGER, PRESIDENT

BY: Keven A. Tacchini
 KEVEN A. TACCHINI, SECRETARY

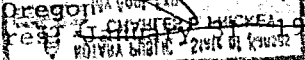
STATE OF OREGON)
) ss.
 County of Klamath)

The foregoing instrument was acknowledged before me this 31
 day of June, 1995, by KEVEN A. TACCHINI as Secretary of SAM
 DEHLINGER, INC., an Oregon corporation, on behalf of the
 corporation.

Before me:

Notary Public for Oregon

My commission expires



12-19-96

STATE OF KANSAS)
)
 County of Decatur)

The foregoing instruction, was acknowledged before me on this
31 day of June, 1995, by BARBARA W. DEHLINGER as President of
 SAM DEHLINGER, INC., an Oregon corporation, on behalf of the
 corporation.

Continued on next page

Before me: Charles L. Frickey
Notary Public for Kansas
My commission expires: July 15, 1997

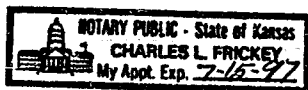


EXHIBIT "A"

In Township 39 South, Range 10 East of the Willamette Meridian,
in the County of Klamath, State of Oregon:

Section 28: All those portions of E 1/2 W 1/2; and W 1/2
E 1/2 lying Westerly of the F1a Lateral and North
and West of Nuss Lake Canal, and North of Hill
Road and South of Crystal Springs Road, EXCEPTING
the No. 18 drain;

AND the SW 1/4 SW 1/4, LESS the F1 Lateral and any
portion lying within the boundary of Hill Road.

CODE 164 MAP 3910-2800 TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day
of June A.D., 19 95 at 3:35 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 15330.

FEE \$35.00

By Bernetha G. Letsch County Clerk