



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043088

AFTER RECORDING RETURN TO:

Mr. and Mrs. Paul Charles Simonsen

5761 Fullerton Avenue
Buena Park, CA 90621UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DARLENE F. CAIN, hereinafter called GRANTOR(S), convey(s) to
PAUL CHARLES SIMONSEN and HEATHER ANN SIMONSEN, husband and
wife, 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, 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
\$25,500.00.

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 12th day of June, 1995.

Darlene F. Cain
DARLENE F. CAIN

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 20th
day of June, 1995, by Darlene F. Cain.

Before me: Marlene T. Addington
Notary Public for Oregon

My Commission Expires: March 22, 1997

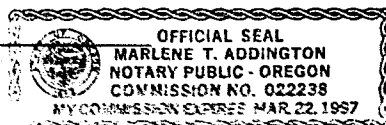


EXHIBIT "A"

A tract of land situated in the SE 1/4 NE 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point marked by a 5/8 inch iron pin on the Easterly right of way line of Booth Road, said point being South 89 degrees 53' 08" East (North 89 degrees 54' East by recorded plat of Junction Acres) 1360.71 feet and North 00 degrees 10' 47" East (North 00 degrees 04' East by said Junction Acres) 484.00 feet from the Center quarter corner of said Section 7, as established by Survey No. 759, as recorded in the office of the Klamath County Surveyor; thence North 00 degrees 10' 47" East, along said Easterly right of way line, 323.95 feet to its intersection with the Southerly right of way line of State Highway No. 140; thence South 70 degrees 59' 35" East, along the Southerly right of way line of said State Highway, 507.13 feet; thence South 00 degrees 10' 47" West, parallel with the Easterly right of way line of said Booth Road, 160.29 feet; thence North 89 degrees 49' 13" West 480.00 feet to the point of beginning.

CODE 9 MAP 3910-7AO TL 2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 22nd day
of June A.D., 19 95 at 3:38 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 16449

FEE \$35.00

By Bernetha G. Leisch, County Clerk