



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE #01043374

AFTER RECORDING RETURN TO:
DANIEL H. & RAURY A. NIELSEN
7941 ELLIOT # 2
Klamath Falls, OR 97603

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

SCOTT M. WESTFALL and MONICA L. WESTFALL, husband and wife,
hereinafter called GRANTOR(S), convey(s) to DANIEL H. NIELSEN
and RAURY A. NIELSEN, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

All that portion of the SE 1/4 of the SE 1/4 of Section 25,
Township 39 south, Range 9 East of the Willamette Meridian, in
the County of Klamath, State of Oregon, described as follows:

Beginning at the Northeast corner of the SE 1/4 of the SE 1/4 of
Section 25; thence South 89 degrees 57' West 260 feet; thence
South 128 feet; thence North 89 degrees 57' East 260 feet to the
East line of Section 25; thence North along the section line
128 feet to the point of beginning.

SAVING AND EXCEPTING a strip of land 50 feet wide along the East
side heretofore conveyed for highway purposes recorded in Book
132 at Page 431, Deed Records of Klamath County, Oregon.

CODE 170 MAP 3909-2500 TAX LOT 1400

GP.
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"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 Trust Deed including
the terms and provisions thereof, recorded November 15, 1994 in
Book M94, Page 35153, in favor of Myrtle I. Fleming and Eris J.
Fairchild, not as tenants in common, but with full rights of
survivorship, which Grantees herein AGREE to assume and pay
according to the terms contained therein.,

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
\$39,000.00.

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 30th day of June, 1995.

Scott M. Westfall
SCOTT M. WESTFALL

Monica L. Westfall
MONICA L. WESTFALL

STATE OF OREGON, County of Klamath)ss.

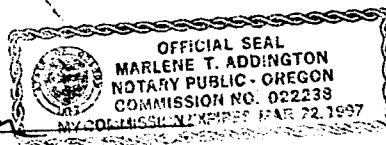
The foregoing instrument was acknowledged before me this 3rd
day of June, 1995, by SCOTT M. WESTFALL AND MONICA L. WESTFALL.

July 4 mm N.P.

Continued on next page

WARRANTY DEED
PAGE 2

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & EScrow the 5th day
of July A.D., 19 95 at 11:36 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 17406
Bernetha G. Letsch County Clerk

FEE \$35.00

By [Signature]