

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO: K-48289
ESCROW NO: 27-23384
TAX ACCT. NO: 128686
MAP NO: 2309-1C-1000

GRANTEE'S NAME AND ADDRESS:

FREDERICK LUNDGREN
68203 TWIN BERRY LP.
WELCHES, OR 97067

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

LANCE M. BURGEY and YOLANDA A. BURGEY, husband and wife Grantor,
conveys and warrants to:

FREDERICK LUNDGREN and LYNN LUNDGREN, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

Lot 9 in Block 9 Wagon Trail Acreages, No. 1, Second Addition, according
to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

SUBJECT TO:

1. Taxes for 1995-96, a lien not yet due and payable.
Acct. #2309-1C-1000 Key #128686
2. Reservation and restrictions contained in the declaration for Wagon
Trail Acreages No. 1 Second Addition.
3. Declaration, restrictions, protective covenants and conditions for
Wagon Trail Ranch, recorded August 30th 1972, in Volume M72 Page
9766, Deed records of Klamath County, Oregon, as provided in
Declaration Subjecting Wagon Trail Acreages Number 1, Second
Addition to the Declarations, Restrictions, Protective Covenants and
Conditions of Wagon Trail Ranch, recorded July 30th 1975, in
Volume M75 page 8741, Deed Records of Klamath Count, Oregon.

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 30.930.

The true consideration for this conveyance is \$57,000.00 . However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

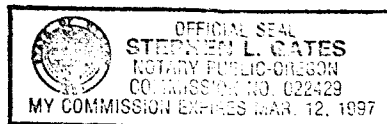
Dated this 17 day of August, 1995.

GRANTOR(S):

Lance M. Burgey.
LANCE M. BURGEY

Yolanda A. Burgey.
YOLANDA A. BURGEY

STATE OF OREGON, County of Deschutes



) ss.

This instrument was acknowledged before me on August 17, 1995,
by LANCE M. BURGEY and YOLANDA A. BURGEY

[Signature]
Notary Public for Oregon

My commission expires: 3-12-97

ATLAS

22378-A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 21st day
of Aug A.D., 19 95 at 3:29 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 22378.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller