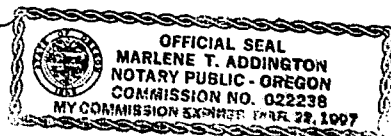




WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043694

AFTER RECORDING RETURN TO:
MR. & MRS. RICHARD W. BERGPO Box 54 Keno, Ore 97627UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVETHOMAS J. PREWITT and JILL J. PREWITT, husband and wife,
hereinafter called GRANTOR(S), convey(s) to RICHARD W. BERG and
JOANNE BERG, husband and wife, with full rights of survivorship,
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 AND, Mortgage, including the
terms and provisions thereof recorded August 20, 1985 in Book
M-85, page 13175, Mortgage Records, Klamath County, Oregon, in
favor of First Interstate Bank of Oregon, N.A., a National
Banking Association, which Mortgage the Grantees herein DO NOT
AGREE to assume and pay and Grantors hereby hold Grantees
harmless therefrom, AND a Contract, including the terms and
provisions thereof, recorded June 20, 1991, in Book M-91 Page
11834, Official Records, Klamath County, Oregon, in favor of
William J. Wayman and Annabelle Wayman, husband and wife, which
Contract the Grantees herein DO NOT AGREE TO ASSUME AND PAY, and
Grantors hereby hold Grantees harmless therefrom.The true and actual consideration for this transfer is
\$60,000.00.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 15th day of September, 1995.Thomas J. Prewitt
THOMAS J. PREWITTJill J. Prewitt
JILL J. PREWITTRichard W. Berg
STATE OF OREGON, County of Klamath)ss.The foregoing instrument was acknowledged before me this
16th day of September, 1995 by THOMAS J. PREWITT and JILL J.
PREWITT.Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

09-25-95P03:40 RCVD

A tract of land situated in the NE 1/4 SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of the old Dalles-California Highway, also known as Wocus Road, which point bears North 89 degrees 49' West 429.2 feet; thence South 6 degrees 20' West 752.2 feet from the center of Section 7, which point is the Northwest corner of the tract herein described; thence South 89 degrees 49' East, 486.54 feet to a point; thence South 6 degrees 20' West, 90 feet to a point; thence North 89 degrees 49' West, 486.54 feet to a point; thence North 6 degrees 20' East along said Easterly right of way line of the Dalles-California Highway, 90 feet to the place of beginning.

CODE 190 MAP 3809-7CO TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 25th day
of Sept A.D., 19 95 at 3:40 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 25907

FEE \$35.00

By Bernetha G. Leitch County Clerk