



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043630

AFTER RECORDING RETURN TO:
MR. & MRS. RICHARD ROCCA346 No. 10th
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JOHN H. RISKUS and ~~PILAR RISKUS~~ hereinafter called GRANTOR(S),
convey(s) to RICHARD ROCCA & ~~DONNA STEELEY ROCCA~~, 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 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, Trust Deed in favor of L.W.
Van Brink and Laura Van Brink, husband and wife with full
rights of survivorship, dated November 18, 1994 and recorded
December 2, 1994, in Book M-94, Page 36853, which Trust Deed the
Grantees herein DO NOT agree to assume and pay and Grantors
hereby agree to hold Grantees harmless therefrom.

The true and actual consideration for this transfer is
\$63,450.00.

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 5th day of September, 1995.

John H. Riskus
JOHN H. RISKUS

Pilar Riskus
PILAR RISKUS

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 6th
day of September, 1995 by JOHN R. RISKUS and PILAR RISKUS.

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

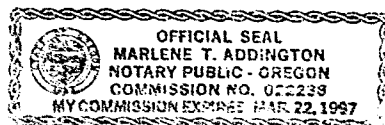


EXHIBIT "A"

Beginning at the Northeasterly corner of Lot 7, Block 44, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence Southwesterly on the Northerly line of said Lot 7, a distance of 39.24 feet; thence Southeasterly parallel with 9th Street, 60 feet; thence Northeasterly at right angles with 9th Street to the Northeasterly side of Lot 8; thence Northerly along the Easterly side of Lot 8 to the Northeast corner of said Lot 8; thence Southwesterly along the Northerly line of Lot 8 to the place of beginning.

EXCEPT portion conveyed to City of Klamath Falls by deed recorded July 14, 1938 in Book 116 at Page 481, Deed Records of Klamath County, Oregon.

CODE 1 MAP 3809-29DC TL 14900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 11th day
of October A.D., 19 95 at 3:51 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 27458.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller