

10-24-95P03:40 RCVD



WARRANTY DEED

#03043906

AFTER RECORDING RETURN TO:

BRIAN E. SAVELAND

5417 SHASTA WAY
KLAMATH FALLS, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RAYMOND A. VAN ORDER and RUTH L. VAN ORDER, TRUSTEES UNDER THE
VAN ORDER LOVING TRUST DATED MARCH 29, 1995, hereinafter called
GRANTOR(S), convey(s) to BRIAN E. SAVELAND, 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.

The true and actual consideration for this transfer is
\$40,000.00.

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 18th day of October, 1995.

VAN ORDER LOVING TRUST

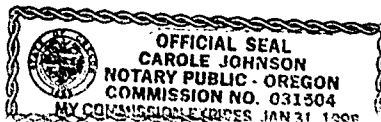
BY: Raymond A. Van Order
RAYMOND A. VAN ORDER, TRUSTEE

Raymond A. Van Order
RAYMOND A. VAN ORDER, INDIVIDUALLY

BY: Ruth L. Van Order
RUTH L. VAN ORDER, TRUSTEE

Ruth L. Van Order
RUTH L. VAN ORDER, INDIVIDUALLY

STATE OF OREGON)
) ss.
County of Klamath)



The foregoing instrument was acknowledged before me this 25th
day of October, 1995, by RAYMOND A. VAN ORDER and RUTH L. VAN
ORDER, INDIVIDUALLY AND AS TRUSTEES UNDER THE VAN ORDER LOVING
TRUST DATED MARCH 29, 1995.

Before me: Carole Johnson
Notary Public for Oregon
My Commission Expires: January 31, 1998

Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 110.33 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 110.33 feet to the point of beginning.

EXCEPTING THEREFROM Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 60 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 60 feet to the point of beginning.

CODE 41 MAP 3809-35DD TL 1500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day
of October A.D., 19 95 at 3:40 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 29058.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Merrill