



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

#01043996

AFTER RECORDING RETURN TO:

GUNTER P. HENTSCHEL
ELIZABETH L. HENTSCHEL
343 Nadine Street
Livermore, CA 94550

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

WILLIAM E. HEIN and ELAINE HEIN, husband and wife, hereinafter called GRANTOR(S), convey(s) to GUNTER P. HENTSCHEL and ELIZABETH L. HENTSCHEL, husband and wife 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 \$77,500.00.

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 16th day of November, 1995.

William E. Hein
WILLIAM E. HEIN

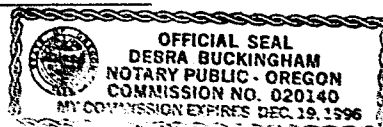
Elaine Hein
ELAINE HEIN

STATE OF OREGON, County of Klamath)ss.

On this 17th day of November, 1995,

Personally appeared the above named WILLIAM E. HEIN and ELAINE HEIN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Desra Buckingham
Notary Public for Oregon
My Commission Expires: 12-19-96



A tract of land situated in the NW 1/4 SE 1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being a tract of land together with an ingress-egress easement described as follows:

Beginning at a point on the West boundary of that tract of land conveyed to Shasta View Irrigation District, from which the Northeast corner of said Section 29 bears North 22 degrees 58' 32" East 3588.02 feet; thence South 00 degrees 37' East, along said boundary, 309.00 feet; thence South 89 degrees 23' West 310.00 feet to the centerline of a 30 foot wide easement (said easement extending from this point South 01 degree 23' West 365 feet, more or less, to the South line of said NW 1/4 SE 1/4); thence continuing South 89 degrees 23' West 65.00 feet; thence North 00 degrees 37' West 309.00 feet; thence North 89 degrees 23' East 375.00 feet to the point of beginning, with bearings based on a Solar observation.

TOGETHER WITH an easement for ingress and egress situate in the NW 1/4 SE 1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as disclosed by Major Land Partition 8-85. The centerline of which being more particularly described as follows:

Beginning at a point on the West boundary of that tract of land conveyed to Shasta View Irrigation District, from which the Northeast corner of said Section 29 bears North 22 degrees 58' 32" East 3588.02 feet; thence South 00 degrees 37' East, along said boundary, 309.00 feet; thence South 89 degrees 23' West 310.00 feet to the centerline of the 30 foot wide easement; thence extending from this point South 01 degree 23' West 365 feet, more or less, to the South line of said NW 1/4 SE 1/4.

ALSO TOGETHER WITH that certain roadway easement recorded March 4, 1980 in Book M-80 at Page 4115, Microfilm Records of Klamath County, Oregon, to wit:

An easement for ingress and egress over the Northerly 50 feet of the S 1/2 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

ALSO TOGETHER WITH an easement for the purposes of ingress and egress and a right of way for public utilities over the old roadway, recorded June 28, 1978 in Book M-78 at Page 13889, more particularly described as follows:

PARCEL 1:

The North 40 feet of the NE 1/4 NE 1/4 of Section 25, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

The North 20 feet of that portion of Lot 4 lying Northeasterly of the Malin-Bonanza Highway; The SE 1/4 SW 1/4 of Section 30, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3:

The South 20 feet of the S 1/2 of Lot 3 and the NE 1/4 SW 1/4 of Section 30, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 16 MAP 4012-2900 TL 900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 22nd day
of November A.D., 19 95 at 11:40 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 32004

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Arnette Muller