



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

#03043829 E/O
AFTER RECORDING RETURN TO:

MARK BECKWITH
PAUL D. HYLAND
2931 ELLIS STREET
BERKELEY, CA 94703

Filed for record at request of:

Aspen Title
on this 16th day of Jan A.D. 19 96
at 3:45 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 1291
Bernetha G. Letsch County Clerk

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

By [Signature] Deputy.
Fee, \$30.00

GEORGE A. PONDELLA and DONALD E. BAILEY, hereinafter called
GRANTOR(S), convey(s) to BETTY J. BECKWITH and PAUL D. HYLAND,
each as to an undivided one-half interest hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

The N 1/2 of the W 1/2 of Lot 5, Block 15 also known as Lot 5A,
Block 15, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, in the County
of Klamath, State of Oregon.

Code 8 Map 3313-2500 TL 1700

"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 those apparent on 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 equitable
exchange.

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 2nd day of October, 1995.

[Signature]
GEORGE A. PONDELLA, JR.

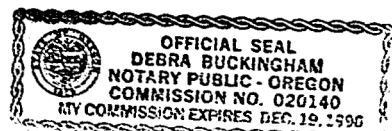
[Signature]
DONALD E. BAILEY

STATE OF OREGON, County of Klamath)ss.

On this 19th day of December, 1995,

Personally appeared the above named GEORGE A. PONDELLA, JR. and
DONALD E. BAILEY and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: January 31, 1998



96-01-16P03:45 RCVD