



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044292

AFTER RECORDING RETURN TO:
DENNIS K. RICHARD
4980 LAURELWOOD
KLAMATH FALLS, OREGON 97603

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

EDWARD R. DOREMUS AND LINDA J. DOREMUS, hereinafter called
GRANTOR(S), convey(s) to DENNIS K. RICHARD, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 3, Block 14, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the
County of Klamath, State of Oregon.

CODE 63 MAP 3909-14CA TAX LOT 4200

"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
\$87,400.00.

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 1ST day of FEBRUARY, 1996.

Edward R. Doremus
EDWARD R. DOREMUS

Linda J. Doremus
LINDA J. DOREMUS

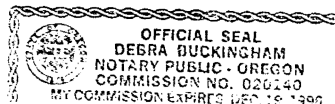
STATE OF OREGON
County of KLAMATH

On 2-2, 1996, EDWARD R. DOREMUS AND LINDA J. DOREMUS
personally appeared before me,

who is personally known to me
X whose identity I proved on the basis of ID
whose identity I proved on the oath/affirmation of

_____, a credible witness
to be the signer of the above document, and he/she acknowledged
that he/she signed it.

Debra Duckingham
Notary Public for OREGON
My Commission Expires: 12-19-96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 2nd day
of Feb A.D., 19 96 at 3:48 o'clock P. M., and duly recorded in Vol. M96,
of Deeds on Page 3258

FEE \$35.00

By Bernetha G. Lelton County Clerk