



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

#03044249

AFTER RECORDING RETURN TO:

FRED C. TOMPKINS
HC 33, BOX 16
BEATTY, OR 97621

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

DAVID J. SHUE and PAULINE A. HALUCKA-SHUE and PAUL S. HALUCKA
and FUMI HALUCKA, hereinafter called GRANTOR(S), convey(s) to
FRED C. TOMPKINS, 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, contracts and/or
liens for irrigation and/or drainage, 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
\$15,000.00.

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 23rd day of January, 1996.

X David J. Shue
DAVID J. SHUE

X Paul S. Halucka
PAUL S. HALUCKA

X Pauline A. Halucka-Shue
PAULINE A. HALUCKA-SHUE

X Fumi Halucka
FUMI HALUCKA

STATE OF CALIFORNIA)
COUNTY OF San Mateo) ss.

On January 31, 1996, before me, Marilyn Wright - Notary Public,
personally appeared DAVID J. SHUE and PAULINE A. HALUCKA-SHUE
and PAUL S. HALUCKA and FUMI HALUCKA personally known to me (or
proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s) or
the entity upon behalf of which the person(s) acted, executed
the instrument.

WITNESS my hand and official seal.

Signature Marilyn Wright
My commission expires: 5-25-97



EXHIBIT "A"

All that portion of the SW 1/4 NW 1/4 and the SE 1/4 NW 1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point South 89 degrees 21' 50" East 1203 feet from the Southwest corner of the NW 1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian; thence at right angles and parallel to the West line of the NW 1/4, North a distance of 480 feet to the true point of beginning; thence due West 325 feet; thence due North 559 feet, more or less, to the Southerly right of way line of Sprague River Highway; thence Southeasterly along said right of way line 850 feet, more or less, to a point due East from the point of beginning; thence West 317 feet, more or less, to the true point of beginning.

CODE 8 MAP 3509-1100 TL 500

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 3:49 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 3270

FEE \$35.00

By Bernetha G. Totsch County Clerk
[Signature]