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Aspen
TITLE & ESCROW, INC.

96 APR 15 AM 1:39

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 03044392

AFTER RECORDING RETURN TO:
MATTHEW M. PODGORNOFF
1751 DERBY STREET
KLAMATH FALLS, OR 97603

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

BRUCE A. CROUNSE and SAKHONE CROUNSE, hereinafter called
GRANTOR(S), convey(s) to MATTHEW M. PODGORNOFF, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 10, Block 1, BRYANT TRACTS, in the County of Klamath, State
of Oregon.

Code 41 Map 3909-3AA TL 1000

"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
\$34,000.00.

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 8th day of April, 1996.

Bruce A. Crouse
BRUCE A. CROUNSE

Sakhone Crouse
SAKHONE CROUNSE

STATE OF OREGON, County of Klamath)ss.

On April 10, personally appeared the above named BRUCE A.
CROUNSE and SAKHONE CROUNSE and acknowledged the foregoing
instrument to be their voluntary act and deed.

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



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of April A.D., 19 96 at 11:39 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 10418

FEE \$30.00

By Bernetha G. Lisch, County Clerk