



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044409

AFTER RECORDING RETURN TO:

Mr. and Mrs. William H. Martella

21173 Harpold Rd.
Malin, OR 97632

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

JAMES T. CHAFFIN and SHAUNA R. CHAFFIN, husband and wife,
hereinafter called GRANTOR(S), convey(s) to WILLIAM H. MARTELLA
and SHIRLEY R. MARTELLA, 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.

Wm "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
Sm 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
\$215,000.00.

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.

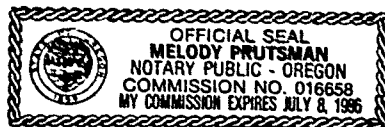
James T. Chaffin
JAMES T. CHAFFIN

Shauna R. Chaffin
SHAUNA R. CHAFFIN

STATE OF OREGON, County of LANE) ss.

On April 12, 1996, personally appeared before me, a notary
public, JAMES T. CHAFFIN and SHAUNA R. CHAFFIN, and acknowledged
the foregoing to be their voluntary act and deed.

Melody Prutsman
Notary Public for Oregon
My Commission Expires: 7-8-96



The N 1/2 NW 1/4 of Section 8, Township 41 South, Range 12 East of the Willamette Meridian, lying North of the U.S.R.S. Canal in Section 8, in the County of Klamath, State of Oregon. SAVING AND EXCEPTING that portion more particularly described as follows:

Beginning at the Northwest corner of said Section 8, which lies on the centerline of Harpold Road, according to Survey #1521 as filed in the office of the County Surveyor; thence Easterly along the North line of said Section 8 to the Northeast corner of the NW 1/4 of said Section 8, said point being a fence corner according to Survey #1521; thence South 00 degrees 01' East along a fence 264 feet; thence Westerly parallel to said North line to the West line of said Section 8, said West line being the centerline of Harpold Road; thence North along said Westline and the centerline of Harpold Road, 264 feet to the point of beginning.

CODE 16 MAP 4112-800 TL 400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
of April A.D., 19 96 at 2:19 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 10456

FEE \$35.00

By Bernetha G. Letsch, County Clerk