



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044701

AFTER RECORDING RETURN TO:
Mr. and Mrs. David A. Solem

4001 Homedale Road
Klamath Falls, OR 97603

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

WILLIAM R. WALTRIP, SR. and MARJORIE L. WALTRIP, husband and wife, hereinafter called GRANTOR(S), convey(s) to DAVID A. SOLEM and JULIE A. SOLEM, 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. . . .

"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
\$103,500.00.

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 17th day of May, 1996.

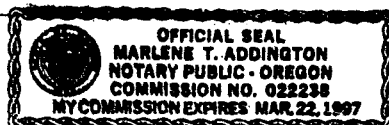
William R. Waltrip
WILLIAM R. WALTRIP, SR.

Marjorie L. Waltrip
MARJORIE L. WALTRIP

STATE OF OREGON, County of Klamath)ss.

On May 17, 1996, personally appeared the above named WILLIAM R. WALTRIP, SR. and MARJORIE L. WALTRIP and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997



96 MAY 24 AM 5:51

EXHIBIT "A"

A parcel of land situated in the S 1/2 NE 1/4 SE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at the Northwest corner of Deed Volume M-74 at Page 9088, said point being North 00 degrees 16' West 1987.8 feet from the Southwest corner of the E 1/2 of the SE 1/4 of said Section 11; thence South 89 degrees 31' East 30.00 feet to a 5/8 inch iron pin on the Easterly right of way line of Homedale Road; thence continuing South 89 degrees 31' East 120.00 feet; thence South 00 degrees 16' East, parallel to said Homedale Road, 135.00 feet; thence North 89 degrees 31' West 150.00 feet to the centerline of said Homedale Road; thence North 00 degrees 16' West 135.00 feet to the point of beginning, excluding that area within the right of way of Homedale Road, with the bearings based on Homedale Road as being North 00 degrees 16' West.

CODE 41 MAP 3909-11DA TL 1900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day
of May A.D., 19 96 at 10:51 o'clock A M., and duly recorded in Vol. M96,
of Deeds on Page 15136.

FEE \$35.00

By Bernetha G. Letsch County Clerk