



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044795

AFTER RECORDING RETURN TO:

GARY R. SHEPPARD

P.O. Box 1280Chiloquin, OR 97624

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

VERNON G. LUDWIG AND OFELIA LUDWIG, hereinafter called
GRANTOR(S), convey(s) to GARY R. SHEPPARD, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

That portion of the W 1/2 of the SE 1/4 lying Easterly of the
Chiloquin Ridge Road as now located in Section 35, Township 34
South, Range 7 East of the Willamette Meridian, in the County
of Klamath, State of Oregon.

CODE 118 map 3407-3500 TAX LOT 200

"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
\$65,500.00.

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 10TH day of June, 1996.

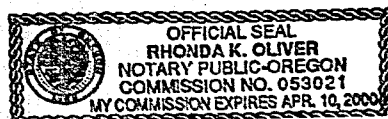
Vernon G. Ludwig
VERNON G. LUDWIG

Ofelia Ludwig
OFELIA LUDWIG

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 10TH
day of June, 1996, by VERNON G. LUDWIG AND OFELIA LUDWIG.

Before me: Rhonda K. Oliver
Notary Public for Oregon
My Commission Expires: APRIL 10, 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 11th day
of June A.D., 19 96 at 3:42 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 17239

FEE \$30.00

By Bernetha G. Letsch, County Clerk

96 JUN 11 P3:42