



WARRANTY DEED

ASPEN TITLE ESCROW NO. 0104467

AFTER RECORDING RETURN TO:
 Cheryl A. Bickford
 535 Jefferson Street
 Klamath Falls, OR. 97601

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

NIELS L. BREDAHL, hereinafter called GRANTOR(S), convey(s) to
 CHERYL A. BICKFORD, an unmarried person, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

The Southeasterly 72 feet of Lot 10 in Block 43, FIRST ADDITION
 TO KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-328, Tax Lot 2500

"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 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
 \$58,000.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

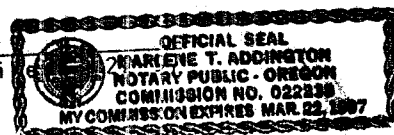
IN WITNESS WHEREOF, the grantor has executed this instrument
 this 25th day of June, 1996.

Niels L. Bredahl
 NIELS L. BREDAHL

STATE OF OREGON, County of Klamath)ss.

On this 26th day of June, 1996, personally appeared the above
 named Niels L. Bredahl and acknowledged the foregoing
 instrument to be his voluntary act and deed.

Before me: *Marlene T. Addington*
 Notary Public for Oregon, My Commission Expires



STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Aspen Title Escrow the 27th day
 of June AD 1996 at 1:28 o'clock PM, and duly recorded in Vol. M96
 of De 15 on Page 19124

FEE \$30.00

By *Bernetha G. Letsch* County Clerk