



WARRANTY DEED

#03044827

AFTER RECORDING RETURN TO:

VIKI L. CARTER
P.O. BOX 322
BEATTY, OR 97621

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

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title

on this 12th day of July A.D., 19 96
at 11:36 o'clock A M. and duly recorded
in Vol. M96 of Deeds Page 20694

Bernetha G. Letsch, County Clerk
By Rodney L. Loveless Deputy.

Fee, \$30.00

WOODLAND PROPERTIES, INC., a Washington corporation,
hereinafter called GRANTOR(S), convey(s) to VIKI L. CARTER,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

That portion of the N 1/2 NW 1/4 of Section 6, Township 39
South, Range 11 East of the Willamette Meridian, lying
Northeasterly of the Dairy Bonanza Road and West of Haskins
Road, in the County of Klamath, State of Oregon.

CODE 37 MAP 3911-600 TL 300

"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
\$25,000.00.

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 21st day of June, 1996.

WOODLAND PROPERTIES, INC.

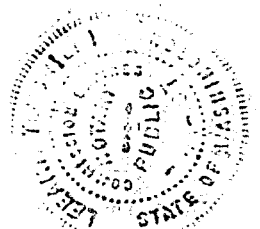
BY: Rodney L. Loveless Pres. TITLE

BY: Glenn J. Nordin Sec. TITLE

STATE OF WASHINGTON)
County of Snohomish) ss.

The foregoing instrument was acknowledged before me this 1st day
of June, 1996, by Rodney L. Loveless, President and Glenn J. Nordin, Secretary
of
WOODLAND PROPERTIES, INC., a Washington corporation, on behalf
of the corporation.

Before me: Leann Teron
Notary Public for Washington
My commission expires: 6/4/97



96 JUL 12 AM 11:36

100