

JAMES C. ROGERS and JOANN ROGERS, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
R. CHARLES HALVORSEN and GWEN K. HALVORSEN, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 2,834.30.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3942 LAMARADA WAY, KLAMATH FALLS, OR 97603

Dated this 24 day of June, 1996.

James C. Rogers
JAMES C. ROGERS

Joann Rogers
JOANN ROGERS

NOTARY ACKNOWLEDGEMENT

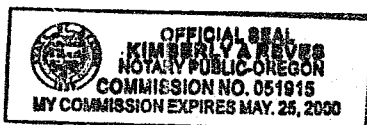
STATE OF OREGON SS. June 24 19 96

COUNTY OF KLAMATH

Personally appeared the above named JAMES C. ROGERS AND JOANN
ROGERS

and acknowledged the foregoing instrument to be their voluntary act.

Before me:



Kimberly A. Reeves
Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT38440-KA

Return to:

R. CHARLES HALVORSEN
3942 LAMARADA WAY
KLAMATH FALLS, OR 97603

22739

EXHIBIT "A"
LEGAL DESCRIPTION

The Southerly 10 feet of the following described parcel:

A tract of land situated in Lot 3, Block 2, as shown on the map entitled "TRACT NO. 1080, WASHBURN PARK," a duly recorded subdivision in Klamath County Oregon, said tract of land being more particularly described as follows:

Beginning at the Northeast corner of said Lot 3, said point being at the intersection of the Southerly right of way line of the O.C. & E. Railroad and the Westerly right of way line of Washburn Way; thence South 00 degrees 03' 30" West, along said Washburn Way right of way line, 94.58 feet; thence North 89 degrees 56' 30" West 161.96 feet to a point on the West line of said Lot 3; thence North 00 degrees 03' East 138.59 feet to a point on a curve, radius point of which bears South 06 degrees 50' 01" East 356.28 feet; thence along the arc of a said curve to the right (central angle equals 08 degrees 32' 26" and radius equals 356.28 feet) 53.1 feet to a point on the said Southerly right of way line of the O.C. & E. Railroad, being the North line of said Lot 3; thence South 66 degrees 51' 15" East 118.43 feet to the point of beginning, with measurements based on property line adjustment 18-96.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 26th day
of July A.D., 19 96 at 3:50 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 22738.
By Bernetha G Letsch, County Clerk,
FEE \$35.00