



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044872

AFTER RECORDING RETURN TO:

Ms. Nancy L. Seets

PO BOX 1733

Klamath Falls, OR 97601

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

RODNEY S. LOWRIE and JULIE A. LOWRIE, husband and wife,
hereinafter called GRANTOR(S), convey(s) to NANCY L. SEETS, a
married person, 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
\$152,500.00.

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 7th day of August, 1996.

Rodney S. Lowrie
RODNEY S. LOWRIE

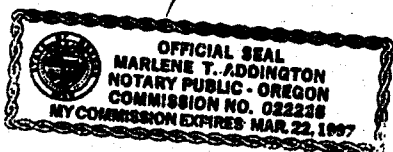
Julie A. Lowrie
JULIE A. LOWRIE

STATE OF OREGON, County of Klamath)ss.

On August 8, 1996, personally appeared Rodney S. Lowrie and
Julie A. Lowrie and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for: Oregon

My Commission Expires: 3-22-97



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EXHIBIT "A"

A parcel of land located in the SE 1/4 NE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of Orindale Road, said point being North 00 degrees 13' 21" East, 1132.00 feet and South 89 degrees 46' 39" East, 30.00 feet from the Northwest corner of the NE 1/4 of the SE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian; thence North 00 degrees 13' 21" East, along the Easterly right of way line of Orindale Road, 200.00 feet; thence South 89 degrees 46' 39" East, 435.60 feet; thence South 00 degrees 13' 21" West, 200.00 feet; thence North 89 degrees 46' 39" West, 435.60 feet to the point of beginning.

CODE 7 MAP 3908-12A0 TL 5000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 13th day
of August A.D., 19 96 at 3:28 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 24886.

FEE \$35.00

Bernetha G Letsch, County Clerk
By [Signature]