

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045030

AFTER RECORDING RETURN TO:

Gerald C. Dame

2063 California
Klamath Falls, OR. 97601

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

TIM FERREIRA and JENNIFER FERREIRA, husband and wife,
hereinafter called GRANTOR(S), convey(s) to GERALD C. DAME,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 6 and the Westerly 25 feet of Lot 7 in Block 79, BUENA
VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of
Klamath, State of Oregon.

Code 1, Map 3809-30AC, Tax Lot 605

"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
\$105,000.00.

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

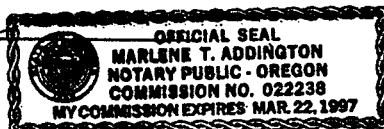
IN WITNESS WHEREOF, the grantor has executed this instrument
this 13th day of August, 1996.

Tim Ferreira by Jennifer Ferreira Jennifer Ferreira
TIM FERREIRA by Jennifer Ferreira JENNIFER FERREIRA
Ferreira, his attorney in fact
his Attorney in fact.

STATE OF OREGON, County of Klamath)ss.

On August 13, 1996, personally appeared the above named
Jennifer Ferreira both for herself and as attorney in fact for
Tim Ferreira.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 14th day
of August A.D., 19 96 at 11:30 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 24983.

FEE \$30.00

Bernetha G Letsch, County Clerk
By [Signature]