

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045087

AFTER RECORDING RETURN TO:

DON W. KRIDER

4445 Lombard

Klamath Falls, Oregon 97603

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

DAVID M. ROGERS and JEAN L. ROGERS, husband and wife,
hereinafter called GRANTOR(S), convey(s) to DON W. KRIDER,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 13 in Block 9 of FIRST ADDITION TO CYPRESS VILLA, in the
County of Klamath, State of Oregon.

Code 41, Map 3909-12CC, Tax Lot 8000

Don
"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, contracts and/or
liens for irrigation and/or drainage,

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
\$115,000.00.

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 20th day of August, 1996.

David M. Rogers

DAVID M. ROGERS

Jean L. Rogers

JEAN L. ROGERS

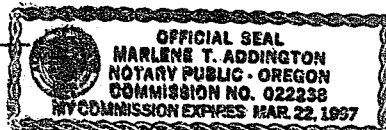
STATE OF OREGON, County of Klamath)ss.

On August 22, 1996, personally appeared David M. Rogers and
Jean L. Rogers, who acknowledged the foregoing instrument to be
their voluntary act and deed.

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 22nd day
of August A.D., 19 96 at 3:51 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 26047

Bernetha G. Letsch, County Clerk

By *[Signature]*

FEE \$30.00