



WARRANTY DEED

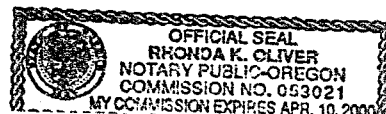
#03044906

AFTER RECORDING RETURN TO:

MARK D. ANDERTON

8307 S.W. Birch
Portland, OR 97223UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVECLOVERINE M. EGGSAN, hereinafter called GRANTOR(S), convey(s)
to MARK D. ANDERTON, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:The W 1/2 of the E 1/2 of Section 23, Township 34 South, Range
8 East of the Willamette Meridian, in the County of Klamath,
State of Oregon, lying Southerly of the Williamson River Road
and North of Sprague River.

CODE 8 MAP 3408-2300 TL 700

"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
\$150,000.00.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 30th day of July, 1996.Cloverine M. Eggman
CLOVERINE M. EGGSANSTATE OF OREGON)
) ss.
County of Klamath)The foregoing instrument was acknowledged before me this 28th
day of August, 1996, by CLOVERINE M. EGGSAN.Before me: [Signature]
Notary Public for Oregon
My Commission Expires: April 10, 2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day
of August A.D., 19 96 at 3:41 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 26703

FEE \$30.00

Bernetha G. Letsch County Clerk

By [Signature]