



WARRANTY DEED

ASPEN TITLE & ESCROW ORDER NO. 01045187

AFTER RECORDING RETURN TO:

BRYAN W. ROBYN
PAMELA K. ROBYN
4821 VILLA DRIVE
KLAMATH FALLS, OR. 97603

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

BARBARA L. VAN DEREN, hereinafter called GRANTOR(S), convey(s)
to BRYAN W. ROBYN AND PAMELA K. ROBYN, HUSBAND AND WIFE,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 3, Block 2, BEL-AIRE GARDENS, in the County of Klamath,
State of Oregon.

CODE 41 MAP 3909-2DA TL 4900

"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
\$83,500.00.

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

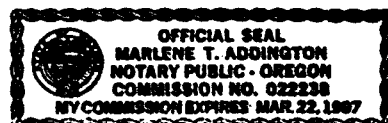
IN WITNESS WHEREOF, the grantor has executed this instrument
this 28th day of August, 1996.

Barbara L. Van Deren
BARBARA L. VAN DEREN

STATE OF OREGON, County of Klamath)ss.

On August 30, 1996, personally appeared BARBARA L. VAN
DEREN who acknowledged the foregoing instrument to be her
voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 30th day
of Aug A.D., 19 96 at 3:45 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 27173

FEE \$30.00

Bernetha G. Letsch

County Clerk
By Kathleen Kean