



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045196

AFTER RECORDING RETURN TO:

KAY G. STEINER

1603 N. Hwy St.Klamath Falls, OR 97603

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

WILLARD M. BROWN and STEPHEN LEONARDO, hereinafter called
GRANTOR(S), convey(s) to KAY G. STEINER, hereinafter called the
GRANTEE, 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, contracts and/or
liens for irrigation and/or drainage AND, Trust Deed, including
the terms and provisions thereof dated June 5, 1989 and recorded
June 7, 1989 in Book M-89, Page 10072, Mortgage Records of
Klamath County, Oregon, in favor of Bob L. Mitchell and Shirley
J. Mitchell, husband and wife, which Trust Deed the Grantee
herein agrees to assume and pay according to the terms and
conditions contained therein.,

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
\$42,000.00.

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 August, 1996.

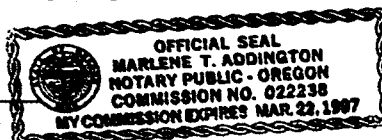
Willard M. Brown
WILLARD M. BROWN

Stephen Leonardo
STEPHEN LEONARDO

STATE OF OREGON, County of Klamath)ss.

On August 31, 1996, personally appeared Willard M. Brown and
Stephen Leonardo 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



Lot 29, LEWIS TRACTS, in the County of Klamath, State of Oregon.

EXCEPT the following described property:

That portion of Lot 29 lying South of the following described line beginning at a point which is 9 feet North (North 00 degrees 48' West by record) from the Southwest corner of said lot; thence in a Southeasterly direction to the iron pin at the Southeast corner of said Lot 29.

CODE 41 MAP 3809-35CD TL 6600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day
of September A.D., 19 96 at 3:49 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 27457.

Bernetha G Letsch, County Clerk

By [Signature]

FEE \$35.00