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96 SEP 17 P3:50

29435

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

Volume Page

ASPEN TITLE ESCROW NO. 01045208

AFTER RECORDING RETURN TO:

Mr. and Mrs. Kelly Quinn

1118 Laurel St.Klamath Falls, OR. 97601

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

Delbert A. Scholer and Winifred E. Scholer as Trustees of the
Delbert A. Scholer Trust created October 19, 1992; and Delbert
A. Scholer and Winifred E. Scholer as Trustees of the Winifred
E. Scholer Trust created October 19, 1992, hereinafter called
GRANTOR(S), convey(s) to Kelly W. Quinn and Janet D. Quinn,
Husband and Wife, hereinafter called GRANTEE(S), 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,
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
\$90,000.00.

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 10th day of September, 1996.

DELBERT A. SCHOLER TRUST CREATED
OCTOBER 19, 1992

Delbert A. Scholer Trustee
DELBERT A. SCHOLER, TRUSTEE

Winifred E. Scholer Trustee
WINIFRED E. SCHOLER, TRUSTEE

Delbert A. Scholer
DELBERT A. SCHOLER

WINIFRED E. SCHOLER TRUST CREATED
OCTOBER 19, 1992

BY: Winifred E. Scholer Trustee
WINIFRED E. SCHOLER, TRUSTEE

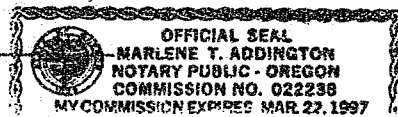
Delbert A. Scholer Trustee
DELBERT A. SCHOLER, TRUSTEE

Winifred E. Scholer
WINIFRED E. SCHOLER

STATE OF OREGON, County of Klamath)ss.

On September 17, 1996, personally appeared the above named
Delbert A. Scholer and Winifred E. Scholer both as Individuals
and as Trustees of Delbert A. Scholer Trust created October 19,
1992 and Winifred E. Scholer Trust created October 19, 1992.

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



29436

EXHIBIT "A"

A tract of land situated in the S 1/2 NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at an iron pin located South 529.0 feet and East 1245.8 feet from the iron pin which marks the Southwest corner of the NW 1/4 of the NW 1/4 of said Section 5; thence East 125.0 feet to an iron pin; thence South 89.3 feet to an iron pin; thence West 125.0 feet to an iron pin; thence North 89.3 feet, more or less, to the point of beginning.

CODE 4 MAP 3909-58C TL 4400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 17th day
of Sept A.D., 19 96 at 3:50 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 29435.

Bernetha G. Letsch County Clerk

By Lynette Freitag

FEE \$35.00