

96 OCT 14 P3:41



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044938

AFTER RECORDING RETURN TO:

Mr. and Mrs. M.E. Bercot

5323 So. 6th St.Klamath Falls, OR 97603

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

E. A. CAREY and BETTE CAREY, husband and wife, hereinafter
called GRANTOR(S), convey(s) to MAURICE E. BERCOT and MILDRED
A. BERCOT, Trustees of the BERCOT FAMILY TRUST u.a.d. February
6, 1990 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, 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
\$6,699.82.

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 14th day of October, 1996.

E. A. Carey
E. A. CAREY

Bette J. Carey by Edwin A.
BETTE CAREY

STATE OF OREGON, County of Klamath ss.

On October 14, 1996, personally appeared E.A. CAREY, both
for himself individually and as attorney in fact for Bette J.
Carey who acknowledged the foregoing instrument to be his
voluntary act and deed, and that of said principal.

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

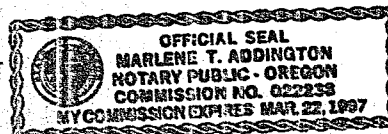


EXHIBIT "A"

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

Beginning at a point marking the Southwest corner of that tract of land described in Deed Volume M-70 at Page 10,061, from which the center quarter corner of said Section 2 bears South 89 degrees 21' West 1068.8 feet and South 00 degrees 46' East 30 feet; thence North 89 degrees 21' East 90.00 feet to the Southeast corner of said tract; thence North 00 degrees 46' West 10.00 feet to a point on the new right of way line of The Dalles-California Highway by Deed Volume 359 at Page 463, and being the true point of beginning of this description; thence North 00 degrees 45' 09" West 178.44 feet; thence North 89 degrees 22' 56" East 10.50 feet; thence South 00 degrees 25' 58" West 95.43 feet; thence South 67 degrees 51' 42" East 15.17 feet; ;thence South 11 degrees 06' 03" West 78.85 feet to a point on the said new right of line; thence South 89 degrees 42' 55" West 6.31 feet to the point of beginning. See recorded survey of property line adjustment 3-96 for basis of bearings and reference.

CODE 41 MAP 3909-2AC TL 8000
CODE 41 MAP 3909-2AC TL 8100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 14th day
of October A.D., 1996 at 3:41 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 32547

Bernetha G. Letsch County Clerk

By Kathleen Ross

FEE \$35.00