



WARRANTY DEED

ATC NO. 03045329
 AFTER RECORDING RETURN TO:
 JAMES R. CHASTAIN
1007 PRESCOTT ST.
KLAMATH FALLS OR 97601

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

ELLEN MAY HOGAN, hereinafter called GRANTOR(S), convey(s) to
 JAMES R. CHASTAIN, A SINGLE PERSON, 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

JK
 "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
 \$35,000.00.

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 21st day of October, 1996.

Ellen May Hogan
 ELLEN MAY HOGAN

STATE OF OREGON, County of Klamath)ss.

On October 21, 1996, personally appeared ELLEN MAY HOGAN who
 acknowledged the foregoing instrument to be her voluntary act
 and deed.

Carole A. Linde
 Notary Public for Oregon
 My Commission Expires: August 15, 2000.

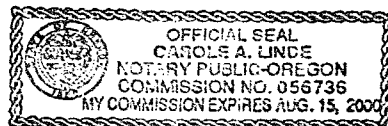


EXHIBIT "A"

PARCEL 1:

That portion of Lot 1, Block 75, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, which is described as follows:

Beginning at a point on the Northeasterly line of said lot, which point is 20 feet Southeasterly from the most Northerly corner thereof; thence Southwesterly parallel with the line between Lots 1 and 2 in said block, a distance of 80 feet; thence Southeasterly parallel with Oregon Avenue to a point in the Southerly line of said Lot 1; thence Easterly along the Southerly line of said lot to the intersection of said Southerly line with a line parallel with and distant 50 feet Southeasterly from the initial line of this description; thence Northeasterly parallel with the line between said Lots 1 and 2 to the Northeasterly line of said Lot 1; thence Northwesterly along said Northeasterly line to the point of beginning.

PARCEL 2:

Commencing at the most Easterly corner of Block 75, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence Northwesterly along the Southwesterly line of Oregon Avenue a distance of 96.96 feet; thence Southwesterly and parallel with the Northwesterly line of said block a distance of 80 feet to the true point of beginning of this description, which point is in the Southerly line of said block; thence Northwesterly a distance of 40 feet parallel with Oregon Avenue; thence Southwesterly at right angles to Oregon Avenue a distance of 15 feet; thence Southeasterly parallel with Oregon Avenue to the Southerly line of said block; thence Easterly to the true point of beginning.

CODE 1 MAP 3809-29BD TL 12800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day
of October A.D., 19 96 at 3:17 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 33962.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Kutchan Rosa