



WARRANTY DEED

ATC NO 03045418
AFTER RECORDING RETURN TO:
ERIC & KATHLEEN NELSON
1402 ELDERBERRY LAND
KLAMATH FALLS, OR. 97601

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

LOREEN F. BALLHEIM, hereinafter called GRANTOR(S), convey(s) to
ERIC L. NELSON AND KATHLEEN J. NELSON, HUSBAND AND WIFE,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lots 8 and 9, Block 6, DIXON ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28DC TL 5900

"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
\$45,000.00.

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 25th day of OCTOBER, 1996.

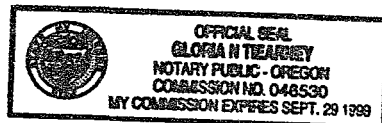
Loreen F. Ballheim
LOREEN F. BALLHEIM

STATE OF OREGON, County of Klamath ss.

On October 25th, 1996, personally appeared LOREEN F.
BALLHEIM who acknowledged the foregoing instrument to be her
voluntary act and deed.

Gloria N. Tierney
Notary Public for Oregon

My Commission Expires: 9-29-99



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day
of October A.D., 19 96 at 11:27 o'clock A. M., and duly recorded in Vol. M96
of Deeds on Page 34040.

FEE \$30.00

Bernetha G. Letsch
By Kathleen Ross

County Clerk