

UTC39529KA

WARRANTY DEED

JAMES R. BURSON and DONA M. BURSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: KENNETH L. DRIESSEN and DEENA M. DRIESSEN, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 90,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 16315 CHEYNE ROAD, KLAMATH FALLS, OR 97603

Dated this 29 day of October, 1996.

James R. Burson
JAMES R. BURSON

Dona M. Burson
DONA M. BURSON

BY: James R. Burson HER ATTY-IN-FACT
JAMES R. BURSON

NOTARY ACKNOWLEDGEMENT

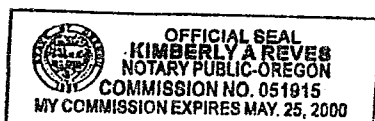
STATE OF OREGON

COUNTY OF KLAMATH

SS. October 29 19 96

Personally appeared the above named JAMES R. BURSON AS AN INDIVIDUAL AND
AS ATTORNEY-IN-FACT for DONA M. BURSON

and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me:

Kimberly A. Reves
Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT39529-KA

Return to:

KENNETH L. DRIESSEN
16315 CHEYNE ROAD
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the W1/2 NW1/4 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 20 from which the Northwest corner of said Section 20, as marked by a 5/8 inch iron pin, bears Northerly 1835.80 feet; thence East 30 feet, more or less to a 5/8 inch iron pin on the Easterly right of way line of Cheyne Road; thence East 917.5 feet, more or less, to a 5/8 inch iron pin on the Southwesterly right of way line of the Southern Pacific Railroad; thence Northwesterly along said right of way line 1704 feet, more or less, to the West line of said Section 20; thence Southerly 1416.5 feet, more or less, to the point of beginning.

Reference recorded Survey No. 2549, as recorded in the office of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day
of October A.D., 19 96 at 11:50 o'clock A. M., and duly recorded in Vol. M96,
of Deeds on Page 34255.

FEE \$35.00

Bernetha G. Letsch County Clerk
By Keith Ross