



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045310
AFTER RECORDING RETURN TO:

MR. AND MRS. MARK COLLIER

3222 THOMPSON AVE.

THOMPSON AVE.

ALAMEDA, CA 94501-1730

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

WILLIAM H. CAIN AND HARLENE E. CAIN, hereinafter called
GRANTOR(S), convey(s) to MARK L. COLLIER AND ELLEN M. COLLIER,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

The SW 1/4 of the NE 1/4 and Lot 2, LESS the highway right of
way. ALSO LESS AND EXCEPT any portion lying West of State
Highway 66, all in Section 1, Township 40 South, Range 6 East,
of the Willamette Meridian, in the County of Klamath, State of
Oregon.

CODE 8 MAP 4006 TAX LOT 200

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
\$142,400.00.

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 31st day of October, 1996.

William H. Cain
WILLIAM H. CAIN

Harlene E. Cain
HARLENE E. CAIN

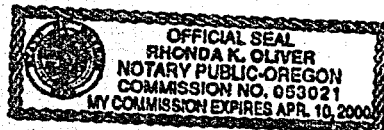
STATE OF OREGON)

County of Klamath)

) ss.

The foregoing instrument was acknowledged before me this 1st
day of November, 1996, by William H. Cain and Harlene E. Cain.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: April 10, 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day
of November A.D., 19 96 at 11:19 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 34498.

FEE \$30.00

Bernetha G. Letsch County Clerk
By [Signature]