

96 NOV -4 AM 10



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045431

AFTER RECORDING RETURN TO:

Mr. and Mrs. Guy J. Porterfield

P.O. Box 8
Dairy, OR. 97625UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ma ESTHER HUNT GREWELL, hereinafter called GRANTOR(S), convey(s) to
GUY J. PORTERFIELD and RONNETTE PORTERFIELD, husband and wife,
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
\$50,000.00.

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 22nd day of October, 1996.

ma Esther Hunt Grewell
ESTHER HUNT GREWELL

STATE OF OREGON, County of Klamath)ss.

ma On November 1, 1996, personally appeared Esther Hunt Grewell
N.P. who acknowledged the foregoing instrument to be her voluntary
act and deed.

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

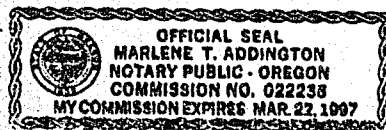


EXHIBIT "A"

Beginning at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, running thence North 209 feet; thence West 418 feet; thence South 209 feet; thence East 418 feet to the place of beginning.

AND ALSO

A portion of the NW 1/4 NE 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the point of intersection of the West line of said NW 1/4 NE 1/4 with the North line of the Dairy-Bonanza Highway right of way; thence North along said West line a distance of 350 feet; thence East a distance of 281.7 feet, more or less, to the Northwest corner of the tract of land deeded to Martin S. Kroeger, et ux., by deed recorded in Book 260 at Page 435, Deed Records of Klamath County, Oregon; thence South along the East line of said Kroeger tract a distance of 350 feet, more or less, to said North line of the Dairy-Bonanza Highway right of way line; thence West along said North line of said Highway to the point of beginning.

CODE 37 MAP 3811-V3400 TL 300
CODE 37 MAP 3811-V34BO TL 1800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 4th day
of November A.D. 19 96 at 11:10 o'clock A. M., and duly recorded in Vol. M96,
of Deeds on Page 34745.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Rachel Rose