

96 NOV -4 AM 1:10



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045387

AFTER RECORDING RETURN TO:

Mr. and Mrs. Frank L. Fuerstinger

10912 Hwy 66
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JAMES C. PERSHALL and CHERYL L. PERSHALL, husband and wife,
hereinafter called GRANTOR(S), convey(s) to FRANK L.
FUERSTINGER and DOROTHY L. FUERSTINGER, 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

11/1
D.L.F. 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
\$59,500.00.

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 2nd day of November, 1996.

James C. Pershall
JAMES C. PERSHALL

Cheryl L. Pershall
CHERYL L. PERSHALL

STATE OF OREGON, County of Klamath)ss.

On November 2, 1996, personally appeared JAMES C. PERSHALL
and CHERYL L. PERSHALL who acknowledged the foregoing
instrument to be their voluntary act and deed.

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

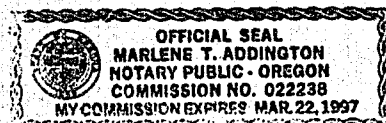


EXHIBIT "A"

The SW 1/4 SE 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian bears West 660.7 feet distant; thence North 1 degree 17' East 207.0 feet to the Southerly line of the Ashland-Klamath Falls Highway; thence along said line North 62 degrees 28' East 254.0 feet; thence South 27 degrees 32' East 365.85 feet; thence West 394.34 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of USBR Keno Canal.

CODE 20 MAP 3908-28DC TL 1300

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 34750.

FEE \$35.00

Bernetha G. Letsch County Clerk
By Kathleen Rose