



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

#01045479
AFTER RECORDING RETURN TO:TIMOTHY R. ANDERSON
2030 SOUTH 6TH STREET
KLAMATH FALLS, OR 97601

Aspen Title & Escrow
on this 15th day of November A.D., 19 96
at 11:09 o'clock A. M. and duly recorded
in Vol. M96 of Deeds Page 35906
Bernetha G. Letsch County Clerk
By Rachelle Ross Deputy.

Fee, \$30.00

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVELOREN LEETCH, hereinafter called GRANTOR(S), convey(s) to
TIMOTHY R. ANDERSON hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:Lot 11, Block 5, Tract 1039, YONNA WOODS UNIT 2, in the County
of Klamath, State of Oregon.

Code 208 Map 3711-29D0 TL 1000

TD "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 taxes owing from 1994
through 1997, 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 Trust Deed recorded in Book
M-96 at page 29081, which Grantee hereby assumes and agrees to
pay, 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
\$10,096.27.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 5th day of November, 1996.

Loren Leetch
LOREN LEETCH

STATE OF OREGON, County of Klamath)ss.

On November 5, 1996, personally appeared LOREN LEETCH who
acknowledged the foregoing instrument to be his voluntary act
and deed.

Carole A. Linde
Notary Public for Oregon

My Commission Expires: 8-15-2000