



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045335

AFTER RECORDING RETURN TO:
 GEORGE A. PONDELLA, JR., ET AL
 6445 SHASTA WAY
 KLAMATH FALLS, OR 97603

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

THOMAS C. WAGNER AND PATRICIA J. WAGNER, hereinafter called
 GRANTOR(S), convey(s) to GEORGE A. PONDELLA, JR. AND LOUIS B.
 PONDELLA, hereinafter called GRANTEE(S), all that real property
 situated in the County of Klamath, State of Oregon, described
 as:

Lot 56, MOYINA, in the County of Klamath, State of Oregon.

CODE 141 MAP 3809-3600 TAX LOT 9400

"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
 \$67,750.00.

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 16th day of December, 1996.

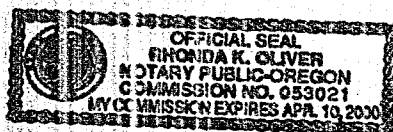
Thomas C. Wagner
 THOMAS C. WAGNER

Patricia J. Wagner
 PATRICIA J. WAGNER

STATE OF OREGON, County of Klamath)ss.

On December 16, 1996, personally appeared the above named
 Thomas C. Wagner and Patricia J. Wagner and acknowledged the
 foregoing instrument to be their voluntary act and deed.

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 16th day
 of December A.D., 1996 at 3:31 o'clock P. M. and duly recorded in Vol. M96
 of Deeds on Page 39047

FEE \$30.00

County Clerk
 by Bernetha Letsch

Ruthen Ross