



WARRANTY DEED

#01045574

AFTER RECORDING RETURN TO:

JUAN H. MENDEZ

ELENA MENDEZ

2240 RAILROAD ST. P.O. Box 339HAILEY OR. 97632

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

JERRY LEE RODGERS and JUDY L. RODGERS, hereinafter called
GRANTOR(S), convey(s) to JUAN H. MENDEZ and ELENA MENDEZ,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Clamath, State of Oregon,
described as:

J.M.
E.M.

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, 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
\$100,000.00.

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 17th day of December, 1996.

Jerry L. Rodgers
JERRY LEE RODGERS

Judy L. Rodgers
JUDY L. RODGERS

STATE OF OREGON, County of (Clamath)ss.

On this 18th day of December, 1996,

Personally appeared the above named JERRY LEE RODGERS and JUDY
L. RODGERS and acknowledged the foregoing instrument to be
their voluntary act and deed.

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

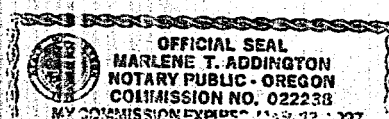


EXHIBIT "A"

Lots 1, 2 and 3, Block 43, CITY OF MALIN, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM that portion of said Lot 1 conveyed to Columbia Utilities Company by deed dated April 30, 1940 and recorded May 22, 1940 in Book 129 at Page 330, Deed Records of Klamath County, Oregon, to-wit: Beginning at the Southeast corner of said Lot 1; thence North along 4th Street 10 feet; thence West 20 feet; thence South 10 feet; thence East 20 feet to the point of beginning.

CODE 13 MAP 4112-16DA TL 2300

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 26th day
of December A.D. 19 96 at 3:29 o'clock P M. and duly recorded in Vol. M96
of Deeds on Page 39989

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Kathleen Ross