

'96 DEC 31 AM 11:42



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045617
AFTER RECORDING RETURN TO:

AUBREY DALE HARRIS
GINGER LEE HARRIS

2261 South Sixth #3
Klamath Falls, OR 97601

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

RUDOLPH N. BOWMAN AND CHERYN L. BOWMAN, hereinafter called
GRANTOR(S), convey(s) to AUBREY DALE HARRIS AND GINGER LEE
HARRIS, 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, 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
\$26,500.00.

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 30th day of December, 1996

Rudolph N. Bowman
RUDOLPH N. BOWMAN

Cheryn L. Bowman
CHERYN L. BOWMAN

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 30th
day of December, 1996, by RUDOLPH N. BOWMAN AND CHERYN L. BOWMAN

Before me: Rhonda K. Oliver
Notary Public for Oregon
My Commission Expires: April 10, 2000

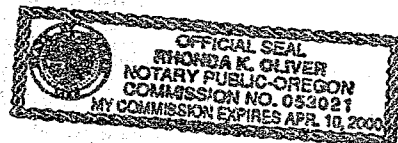


EXHIBIT "A"

All that part of Lots 1 and 2, Block 44, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Southwesterly line of Tenth Street, 44.88 feet Southeasterly from the most Northerly corner of said Lot 1; thence Southwesterly 83 feet, more or less, to a point on a line running parallel with Ninth Street, and distant therefrom 155.76 feet Northeasterly, which point is 22.8 feet Southeasterly from the Northwesterly line of said Lot 2; thence Southeasterly along said line parallel with Ninth Street 30.8 feet; thence Northeasterly 75 feet, more or less, to a point on the Southwesterly line of Tenth Street, which is 30 feet Southeasterly from the point of beginning; thence Northwesterly along the line of Tenth Street 30 feet to the point of beginning.

RESERVING AND EXCEPTING a strip eight feet wide off the Southwesterly end of above described tract.

CODE 1 MAP 3809-29DC TL 15200

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 31st day
of December A.D., 19 96 at 11:42 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 40505

FEE \$35.00

by Bernetha G. Letsch, County Clerk
Kathleen Ross