

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045741

AFTER RECORDING RETURN TO:

KEITH E. ALLEN

MARIAN G. ALLEN

2770 NileKlamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEROSEMARY WHITAKER, hereinafter called GRANTOR(S), convey(s) to
KEITH E. ALLEN and MARIAN G. ALLEN, 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.

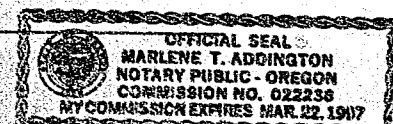
The true and actual consideration for this transfer is
\$162,500.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 16th day of January, 1997.

Rosemary Whitaker
ROSEMARY WHITAKER

STATE OF OREGON, County of Klamath)ss.

On January 17, 1997, personally appeared the above named
ROSEMARY WHITAKER and acknowledged the foregoing instrument to
be her voluntary act and deed.

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



Parcel 2 of Minor Land Partition 46-91 situated in Lot 18 of HOMELAND TRACTS NO. 2, in the SW 1/4 SW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND a tract of land being a portion of Parcels 2 and 3 of Land Partition 10-95 which will be combined with Parcel 2 of Minor Land Partition 46-91, being a portion of Lot 19 of HOMELAND TRACTS NO. 2, situated in the SW 1/4 SW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Parcel 2 of Minor Land Partition 46-91; thence South 00 degrees 03' 17" East 101.00 feet to the Southwest corner of said Parcel 2; thence South 89 degrees 56' 43" West 5.00 feet; thence North 00 degrees 03' 17" West 101.00 feet to the angle point on the East line of said Parcel 2 of Land Partition 10-95; thence North 89 degrees 56' 43" East 5.00 feet to the point of beginning, with bearings based on said Land Partition 10-95.

CODE 43 MAP 3909-1CC TL 1002

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day
of January A.D., 19 97 at 3:31 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 1609

Dorothy G. Leisch, County Clerk

FEE \$35.00

by Kathleen Rose