

32117

MTC 40334 Vpl 1797 Page 2927
WARRANTY DEED

ROBERT E. SHERINIAN and HELEN S. SHERINIAN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

GALE A. MATTESON,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 94,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2910 ROUND LAKE ROAD, KLAMATH FALLS, OR 97601

Dated this 14 day of January, 1997.

Robert E. Sherinian
ROBERT E. SHERINIAN

Helen S. Sherinian
HELEN S. SHERINIAN

STATE OF OREGON

SS. January 14 19 97

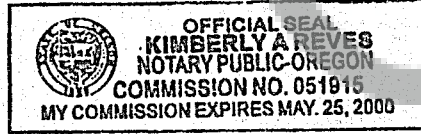
COUNTY OF Klamath

Personally appeared the above named

ROBERT E. SHERINIAN

AND HELEN S. SHERINIAN

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reves

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT40334-KA

Return to:

GALE A. MATTESON
2910 ROUND LAKE ROAD
KLAMATH FALLS, OR 97601

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EXHIBIT "A"

A parcel of land situated in the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of said Section, said point being South 00 degrees 35' 57" East, 1,154.42 feet of the Northeast corner of said Section; thence South 89 degrees 28' 55" West 1,279.11 feet; thence South 00 degrees 11' 38" East 333.01 feet; thence North 89 degrees 28' 55" East 1,281.44 feet to a point on said East section line; thence North 00 degrees 35' 57" West along said section line 330.00 feet to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day
of January A.D., 19 97 at 11:01 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 2927.

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Kathleen Rose