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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 31st day of January A.D., 1997
 at 3:28 o'clock P. M. and duly recorded
 in Vol. M97 of Deeds Page 3039

Bernetha G. Letsch, County Clerk

By Kurtson Lass Deputy.

Fee, \$30.00

ASPEN TITLE ESCROW NO. 03045706

AFTER RECORDING RETURN TO:

Mr. and Mrs. Larry E. Alexander
3842 Austin St.
Klamath Falls, Ore. 97603

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

JOHN HARVEY RICKETTS, also known as John H. Ricketts,
 hereinafter called GRANTOR(S), convey(s) to LARRY E. ALEXANDER
 and PATSEY A. ALEXANDER, husband and wife, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

The E 1/2 of Lot 3, Block 5, THIRD ADDITION TO ALTAMONT ACRES,
 in the County of Klamath, State of Oregon.

Code 41, Map 3909-10CA, Tax Lot 3100

"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
 \$60,000.00.

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 21st day of January, 1997.

John Harvey Ricketts
 JOHN HARVEY RICKETTS

STATE OF OREGON, County of Klamath)ss.

On January 30, 1997, personally appeared the above named JOHN
 HARVEY RICKETTS, and acknowledged the foregoing instrument to be
 his voluntary act and deed.

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

