

91 MAR 18 P1:30



TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045569

AFTER RECORDING RETURN TO:
CHARMAINE L. HEVERN
GORDON HEVERN and LILY HEVERN

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

NELLIE ELLEN KERR, hereinafter called GRANTOR(S), convey(s) to
CHARMAINE L. HEVERN and GORDON HEVERN and and LILY HEVERN, not
as tenants in common, but with full rights of survivorship,
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

see CH 244
"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, contracts and/or
liens for irrigation and/or drainage,

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
\$82,500.00.

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 10th day of March, 1997.

Nellie Ellen Kerr
NELLIE ELLEN KERR

STATE OF OREGON, County of Klamath)ss.

On March 10, 1997, personally appeared Nellie Ellen Kerr who
acknowledged the foregoing instrument to be her voluntary act
and deed.

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

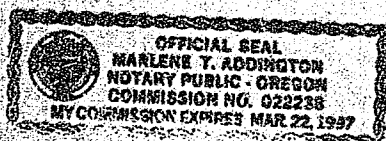


EXHIBIT "A"

A tract of land situated in the SE 1/4 SE 1/4 of Section 8, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 8, as marked by a 5/8" iron pin; thence North 89 degrees 45' 04" West, along the South line of said Section 8, 774.90 feet; thence North 00 degrees 14' 56" East 30.00 feet to a point on the Northerly right of way line of Lower Klamath Road; thence North 32 degrees 28' 36" East 27.40 feet to a point 1 foot Northwesterly of an existing fence line; thence along a line 1 foot Northwesterly of said fence line, North 41 degrees 09' 50" East 28.19 feet, North 51 degrees 32' 46" East 63.12 feet, North 53 degrees 04' 23" East 191.71 feet, North 50 degrees 07' 36" East 268.88 feet, North 45 degrees 27' 10" East 167.78 feet, North 41 degrees 49' 20" East 89.91 feet, along the arc of a curve to the left (Radius = 500.00 feet and central angle = 29 degrees 02' 58") 253.50 feet, North 12 degrees 46' 22" East 36.94 feet, and North 08 degrees 40' 58" East 70.25 feet; thence along an existing fence South 88 degrees 36' 12" East 17 feet, more or less, to a point on the East line of said Section 8; thence Southerly, along said East line, 917.14 feet to the point of beginning.

SAVING AND EXCEPTING any portion within the right of way of Lower Klamath Lake Road.

CODE 18 MAP 4110-800 TL 700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of March A.D., 19 97 at 1:30 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 7992

FEE \$35.00

by Bernetha G. Letsch, County Clerk
Kathleen Ross