



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045967

AFTER RECORDING RETURN TO:
ROBERT LUTHER, JR.
DEBORAH LUTHER

4720 Decker Ave
Klamath Falls, OR 97603

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

FRED F. FITZGERALD and GLORIA C. FITZGERALD TRUSTEES OF THE
FITZGERALD TRUST FOR BENEFIT OF FRED F. FITZGERALD AND GLORIA
C. FITZGERALD DATED 12/24/86, hereinafter called GRANTOR(S),
convey(s) to ROBERT B. LUTHER, JR. and DEBORAH C. LUTHER,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 1, Block 4, MOUNTAIN LAKES HOMESITES, in the County of
Klamath, State of Oregon.

CODE 8 MAP 3606-1600 TL 200

"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
\$9,000.00.

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 February 1997.

THE FITZGERALD TRUST FOR BENEFIT OF FRED F. FITZGERALD AND GLORIA C.
FITZGERALD DATED 12-24-86

BY: Fred F. Fitzgerald
FRED F. FITZGERALD, TRUSTEE

BY: X
GLORIA C. FITZGERALD, TRUSTEE

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES) ss.

On MARCH 10, 1997 before me, STEPHEN DEMIRCIAN,
personally appeared FRED F. FITZGERALD AND GLORIA C. FITZGERALD
as Trustees of The Fitzgerald Trust for Benefit of Fred F.
Fitzgerald and Gloria C. Fitzgerald dated 12-24-86 personally
known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that they
executed the same in their authorized capacity(ies), and that
by their signature(s) on the instrument the person(s) or the
entity upon behalf of which the person(s) acted, executed the

Continued on next page

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WARRANTY DEED
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instrument.
WITNESS my hand and official seal.

Signature Stephen Demirgian
My commission expires: 7/18/97



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss

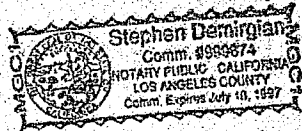
On 3/10/97, before me, STEPHEN DEMIRGIAN, Notary Public
personally appeared FRED F. FITZGERALD

_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be
the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s) or
the entity upon behalf of which the person(s) acted, executed
the instrument.

WITNESS my hand and official seal.

Signature

Stephen Demirgian



(SEAL)

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day
of March A.D. 19 97 at 3:39 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 8646

FEE \$40.00

by Bernetha G. Letsch, County Clerk
Kathleen Rose