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97 APR 30 AM 1:48

Vol. 227 Page 13113

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05046203

AFTER RECORDING RETURN TO:

LUCY B. BOYINGTON

5440 BURGDOFF RD.BONAVILLE, OR 97622

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

MARTHA J. GOOSSEN, hereinafter called GRANTOR(S), convey(s) to
LUCY B. BOYINGTON, 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

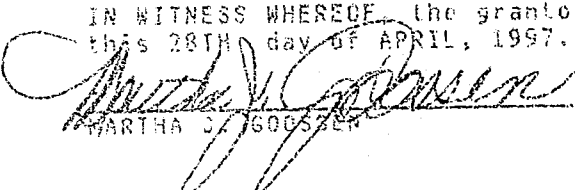
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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
\$150,000.00.

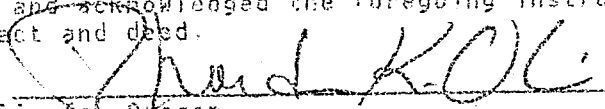
In construing this deed and where the context so requires, the
singular includes the plural.

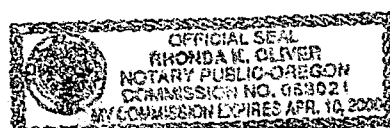
IN WITNESS WHEREOF, the grantor has executed this instrument
this 28TH day of APRIL, 1997.


MARTHA J. GOOSSEN

STATE OF OREGON, County of Klamath)ss.

On APRIL 29, 1997, personally appeared the above named MARTHA
J. GOOSSEN and acknowledged the foregoing instrument to be her
voluntary act and deed.

Before me: 
Notary Public for Oregon
My Commission Expires: ~~March 22, 2001~~
April 19, 2000



13114

EXHIBIT "A"

A tract of land situated in the E 1/2 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northwest corner of the SE 1/4 NE 1/4 of said Section 19; thence South 00 degrees 14' 14" West along the West line of the SE 1/4 NE 1/4 of said Section 19, 422.00 feet to a 5/8 inch iron pin; thence East 492.53 feet to a 5/8 inch iron pin on the Westerly right of way line of the County Road; thence North 15 degrees 20' 44" West along said line 369.33 feet to a 5/8 inch iron pin; thence along said line on the arc of a curve to the left (central angle = 25 degrees 40' 21" and radius 370 feet) 165.79 feet to a 5/8 inch iron pin; thence North 41 degrees 01' 05" West along said line 141.01 feet to a 5/8 inch iron pin; thence South 50 degrees 13' 50" West 289.93 feet to the point of beginning.

CODE 56 MAP 3911-1900 TL 1300

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day
of April A.D. 19 97 at 11:48 o'clock A.M. and duly recorded in Vol. MS7
of Deeds on Page 13113

Bernetha G. Leisch, County Clerk

FEE \$35.00

by Kathleen L. Ladd