



WARRANTY DEED

ATC NO 03045192
AFTER RECORDING RETURN TO:
DONALD & HELEN DERMINER
7569 Cannon Ave.
K.E.Bus. OR 97403

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

HENRY E. OBERHEIDE and LINDA BROOKS, TRUSTEES OF THE OBERHEIDE
FAMILY TRUST DTD JULY 1, 1993, hereinafter called GRANTOR(S),
convey(s) to DONALD A. DERMINER and HELEN E. DERMINER and
SHARON I. MILLER, 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

W.E.D.
D.D.
L.B.
"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
\$115,000.00.

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.

THE OBERHEIDE FAMILY TRUST DTD JULY 1, 1993

BY: Henry E. Oberheide Trustee Linda Brooks Trustee
HENRY E. OBERHEIDE, TRUSTEE LINDA BROOKS, TRUSTEE

STATE OF OREGON, County of Klamath)ss.

On April 28, 1997, personally appeared LINDA BROOKS and
HENRY E. OBERHEIDE who acknowledged the foregoing instrument to
be their voluntary act and deed.

Charles A. Lindie
Notary Public for Oregon
My Commission Expires: 8/15/00

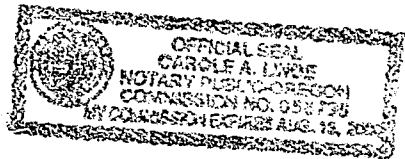


EXHIBIT "A"

A portion of Lot 33, PIEDMONT HEIGHTS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the East line of Watson Street which is South a distance of 28.0 feet from the Northwest corner of said Lot 33; thence South along said East line a distance of 72.0 feet to the North line of Cannon Street; thence East along the North line of Cannon Street a distance of 165.0 feet to a point; thence North parallel with the East line of Watson Street, a distance of 72.0 feet to a point; thence West parallel with the North line of Cannon Street, a distance of 165.0 feet to the point of beginning.

CODE 43 MAP 3909-1DA TL 1000

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 3:56 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 13257

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Bethua Letsch