

WARRANTY DEED

ATC NO 03044537
AFTER RECORDING RETURN TO:
LARRY & SUSAN SNYDER
1991 LAKE SNYDER DR.
KLAMATH FALLS, OR 97601

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

MARTHA BRADSHAW PEDEN, hereinafter called GRANTOR(S), convey(s)
to LARRY SNYDER and SUSAN SNYDER, husband and wife, 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

(20)
(55)
"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 30.350."

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
\$19,000.00.

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 29th day of April 1997.

Martina Bradshaw Peden
MARTHA BRADSHAW PEDEN

STATE OF OREGON, County of Klamath)ss.

On April 29, 1997, personally appeared MARTHA BRADSHAW PEDEN
who acknowledged the foregoing instrument to be her voluntary
act and deed.

Carole A. Smith
Notary Public for Oregon
My Commission Expires: August 15, 2000.

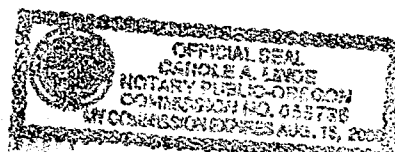


EXHIBIT "A"

PARCEL 1:

Lot 14, SOUTHSORE, in the County of Klamath, State of Oregon.

CODE 190 MAP 3808-26AA TL 1702

PARCEL 2:

A portion of Lot 12, SOUTHSORE, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 12; thence along the East boundary of said Lot 12 in a Southwesterly direction to Lakeshore Drive which is also the Southeast boundary of said Lot 12 and thence Northwesterly along the North line of Lakeshore Drive 30 feet to a point and thence Northeasterly in a straight line to the point of beginning.

CODE 190 MAP 3808-26AA TL 1701

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day
of May A.D., 1997 at 11:52 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 13319

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Kathleen Ross