

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01046167

AFTER RECORDING RETURN TO:
DOUGLAS M. HALE, JR.

CAROL L. HALE

2336 Home Ave.
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JONATHAN M. LEPLEY, hereinafter called GRANTOR(S), convey(s) to
DOUGLAS M. HALE, JR. and CAROL L. HALE, 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

"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
\$45,000.00.

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.

Jonathan M. Lepley
JONATHAN M. LEPLEY

STATE OF OREGON, County of Klamath)ss.

On April 30, 1997, personally appeared JONATHAN M. LEPLEY who
acknowledged the foregoing instrument to be his voluntary act
and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

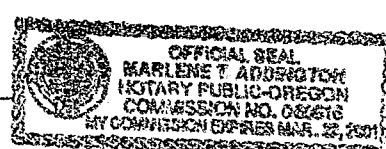


EXHIBIT "A"

A portion of Lot 355, Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of Home Avenue 200 feet East from the Southeast corner of its intersection with Division Street; thence Southerly at right angles to Home Avenue to the North line of the alley running through Block 123; thence Easterly along the North line of said alley 50 feet; thence Northerly 120 feet to the South line of Home Avenue; thence Westerly along the Southerly line of Home Avenue 50 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the U.S.R.S. Diversion Canal.

CODE 1 MAP 3809-33AD TL 5900

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day
of May A.D. 19 97 at 3:54 o'clock P. M., and duly recorded in Vol. 1897
of Deeds on Page 13451

Bernetha G. Letch, County Clerk

FEB \$35.00

by Kathleen Ross