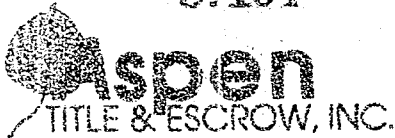


37104

97 MAY -5 AM '97

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WARRANTY DEED

ATC NO 03046214

AFTER RECORDING RETURN TO:

DAVID S. WINTERTON

28400 SW FAIRWAY AVE #20
ALBANY, OR 97107UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVENAMIE JO PHILLIPS, hereinafter called GRANTOR(S), convey(s) to
DAVID S. WINTERTON, 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
\$25,000.00.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.Mamie Jo Phillips
NAMIE JO PHILLIPS

STATE OF OREGON, County of Klamath)ss.

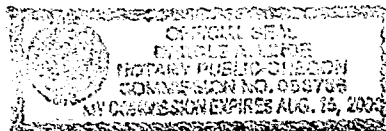
On April 29, 1997, personally appeared NAMIE JO PHILLIPS who
acknowledged the foregoing instrument to be her voluntary act
and deed.Charles A. Binde
Notary Public for Oregon
My Commission Expires: August 15, 2000.

EXHIBIT "A"

A tract of land lying in the NW 1/4 NW 1/4 of Section 20,
Township 28 South, Range 8 East of the Willamette Meridian, in
the County of Klamath, State of Oregon, described as follows:

Beginning at a point where the Easterly line of the
Dalles-California Highway intersects the North line of Section
20; thence East along the North line of Section 20 a distance
of 200 feet, more or less to the Northeast corner of the NW 1/4
NW 1/4 of Section 20; thence South along the East line of the
NW 1/4 NW 1/4 of Section 20, a distance of 200 feet; thence
Westerly and parallel with the North line of Section 20 to the
Easterly right of way line of the Dalles-California Highway;
thence Northeasterly along the Easterly right of way line of
the Dalles-California Highway to the point of beginning.

CODE 50 MAP 2808-2060 TL 200

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day
of May A.D., 19 97 at 11:07 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 13619.

FEE \$35.00

Benetha G. Letsch, County Clerk
by Keston Ross