

37938

97 MAY 20 AM 21

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05046081
AFTER RECORDING RETURN TO:

MR. AND MRS. BILL VAN DUSEN

P.O. Box 589

Smyrna, Ga 31762

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

PATRICK MICHAEL O'CONNOR hereinafter called GRANTOR(S),
convey(s) to BILL G. VAN DUSEN AND DIANE M. VAN DUSEN, husband
and wife, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

The N 1/2 NW 1/4 NW 1/4 SW 1/4 and the NE 1/4 NW 1/4 NW 1/4 SW
1/4 of Section 18, Township 38 South, Range 11 East of the
Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 114 & 36 MAP 3811-1800 TAX LOT 1000
CODE 36 7 114 MAP 3811-1800 TAX LOT 1000

2500
DUD. "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.

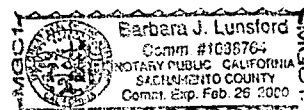
The true and actual consideration for this transfer is
\$35,000.00.

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 20th day of May, 1997

Patrick Michael O'Connor
PATRICK MICHAEL O'CONNOR

STATE OF CALIFORNIA)
COUNTY OF Sacramento) ss.



May 13 1997 before me,
Barbara J. Lunsford, personally appeared

Patrick Michael O'Connor

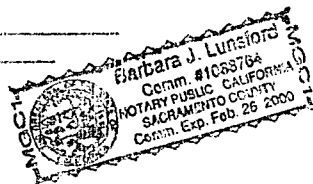
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Continued on next page

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Signature *Brandon Sheppard*
My commission expires: 2/26/2000



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day
of May A.D., 19 97 at 11:21 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 15409

FEE \$35.00

by *Kathleen Ross* Bernetha G. Leitch, County Clerk