



WARRANTY DEED

#05046020

AFTER RECORDING RETURN TO:

LEIGH R. GRASS, ET AL
1515 Old East Road
Klamath Falls, OR 97603

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

CHARLES F. JUSTUS, JR. AND SHIRLEY A. JUSTUS, hereinafter
 called GRANTOR(S), convey(s) to LEIGH R. GRASS AND DORIS LEE
 GRASS, husband and wife, as to an undivided one-half interest
 AND AUBREY D. HARRIS AND GINGER L. HARRIS, husband and wife, as
 to an undivided one-half interest; 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, 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
 \$110,000.00.

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 8th day of May, 1997.

CHARLES F. JUSTUS, JR.

SHIRLEY A. JUSTUS

STATE OF OREGON)

)ss.

County of Klamath)

The foregoing instrument was acknowledged before me this 10th
 day of May, 1997, by CHARLES F. JUSTUS, JR. AND SHIRLEY A.
 JUSTUS.

Before me: [Signature]
 Notary Public for Oregon
 My Commission Expires: April 10, 2000

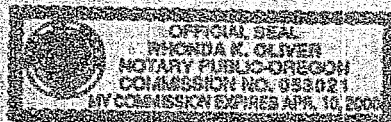


EXHIBIT "A"

All that part of Lots 1 and 2, Block 44, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, bounded as follows:

Beginning at the most Easterly corner of Lot 1; thence Northwesterly along the Westerly line of Tenth Street, 100.0 feet; thence Southwesterly at right angles, 44.1 feet; thence Southeasterly 101.5 feet, more or less, to the Northerly line of High Street to a point 40.0 feet Westerly from the point of beginning; thence Easterly 40.0 feet to the point of beginning.

CODE 1 MAP 3809-29DC TL 15300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day
of May A.D. 1997 at 3:36 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 16283

FEE \$35.00

By Bernetha G. Leitch, County Clerk
Kathleen Ryan