

97 MAY 29 P2:55



WARRANTY DEED

ATC NO 03046249
 AFTER RECORDING RETURN TO:
 BRIAN N. LEWIS
213 BOX 3288A
HELMISTON, OR 97838

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

GEORGE E. WENTWORTH LIVING TRUST, U.D.D. JULY 20, 1992, GEORGE
 E. WENTWORTH, TRUSTEE, hereinafter called GRANTOR(S), convey(s)
 to BRIAN N. LEWIS, AN UNMARRIED MAN, 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
 \$150,500.00.

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 May, 1997.

GEORGE E. WENTWORTH LIVING TRUST, U.D.D. JULY 20, 1992

George E. Wentworth
 BY: GEORGE E. WENTWORTH, TRUSTEE

STATE OF OREGON, County of Klamath)ss.

On May 28, 1997, personally appeared GEORGE E. WENTWORTH who
 acknowledged the foregoing instrument to be his voluntary act
 and deed.

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

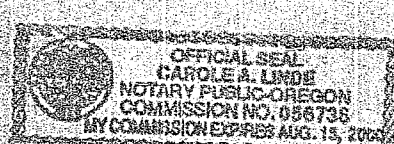


EXHIBIT "A"

PARCEL 1:

The N 1/2 W 1/2 NW 1/4 SW 1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

The E 1/2 E 1/2 NE 1/4 SE 1/4 of Section 32, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH an easement for roadway purposes over and across the Easterly 30 feet of the W 1/2 W 1/2 SW 1/4 SW 1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as described in instrument recorded March 1, 1976 in Volume M-76, Page 2029, Microfilm Records.

ALSO TOGETHER WITH an easement for ingress and egress across and over the following described real property, located in the County of Klamath, State of Oregon:

PARCEL A:

That portion of the SW 1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, including within the land of the Southern Pacific Company described in deed dated August 31, 1900, from H. F. Chapman, et al., to California Northeastern Railway Company, recorded January 1, 1909 in Book 25 at Page 399, and in Deed dated August 30, 1907 from H. F. Chapman, et al., to California Northeastern Railway Company, recorded October 5, 1907 in Book 23 at Page 205, Deed Records of Klamath County, Oregon.

PARCEL B:

That portion of the N 1/2 of Section 4, Township 41 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, included within the land of the Southern Pacific Company described in deed dated May 10, 1907, from F. H. Downing, et al. to California Northeastern Railway Company, recorded June 7, 1907 in Deed Book 22 at Page 549, and in Deed dated December 19, 1907 from D. L. Gordon, et ux., to California Northeastern Railway Company, recorded January 20, 1908 in Deed Book 23 at Page 497, Deed Records of Klamath County, Oregon, as described in easement recorded August 31, 1976 in Book M-76, Page 13606, Microfilm Records of Klamath County, Oregon.

CODE 3 MAP 4008-3200 TL 600
CODE 3 & 22 TL 4008-3300 TL 300
CODE 22 & 8 TL 4008-3300 TL 400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day
of May A.D. 19 97 at 2:55 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 16390

FEE \$35.00

By Bernetha G. Jensch, County Clerk
Kathleen Ross