



WARRANTY DEED

#05046090

AFTER RECORDING RETURN TO:

MR. AND MRS. CHARLES BROCKETT

15515 Sagehen Circle
Chiloquin Ore 97624UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DONALD R. BELL AND RACHEL V. BROCKETT-BELL, formerly known as
RACHEL V. BROCKETT, hereinafter called GRANTOR(S), convey(s) to
CHARLES BROCKETT AND ELLEN BROCKETT, 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, AND Trust Deed
recorded July 15, 1994 in Book M-94 at page 21897, which
Grantees herein do not assume nor agree to pay, and Grantor
holds Grantees harmless therefrom,

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
\$25,500.00.

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 26th day of June, 1997.

Donald R. Bell
DONALD R. BELL

Rachel V. Brockett-Bell
RACHEL V. BROCKETT-BELL

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 30th
day of June, 1997, by DONALD R. BELL AND RACHEL V. BROCKETT-BELL

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

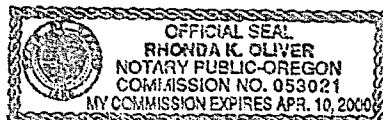


EXHIBIT "A"

A portion of Lots 9 and 10, Block 20, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 9, Block 20, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS; thence Northeasterly at right angles to Martin Street 50 feet; thence Northwesterly parallel with the Northeasterly line of Martin Street 50 feet; thence Southwesterly at right angles to Martin Street 50 feet; thence Southeasterly along the Northeasterly line of Martin Street 50 feet to the place of beginning.

CODE 1 MAP 3809-33AB TL 10500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day
of July A.D., 19 97 at 3:43 o'clock P M., and duly recorded in Vol. M97,
of Deeds on Page 21533.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kettum Ross