



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05046170

AFTER RECORDING RETURN TO:

LEE A. VAN WINKLE

7350 SOUTHSIDE BYPASS

KLAMATH FALLS, OR 97603

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

VERNON ROSS BONNER AND JACQUELINE ANN BONNER, hereinafter
called GRANTOR(S), convey(s) to LEE A. VAN WINKLE, 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
\$36,000.00.

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 3 day of July, 1997

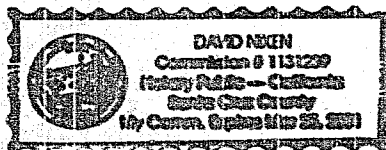
X Vernon Ross Bonner
VERNON ROSS BONNER

X Jacqueline Ann Bonner
JACQUELINE ANN BONNER

CALIFORNIA SANTA CRUZ
STATE OF OREGON, County of Klamath ss.

On July 3rd, 1997, personally appeared Vernon Ross Bonner and
Jacqueline Ann Bonner who acknowledged the foregoing instrument
to be their voluntary act and deed.

DAVID WINKER
Notary Public for Oregon CALIFORNIA, COUNTY OF SANTA CRUZ
My Commission Expires: April 10, 2000



22776

EXHIBIT "A"

The following tract of land located in the NW 1/4 Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Beginning at the Southwest corner of the N 1/2 SW 1/4 NW 1/4 of Section 10; thence North along the West boundary line of said Section 730 feet to a point; thence East 730 feet; thence South 730 feet, more or less, to a point on the South line of the N 1/2 SW 1/4 NW 1/4; thence West to the point of beginning.

CODE 11 MAP 3911-10BC TL 200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of July A.D. 1997 at 3:26 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 22775

By Bernetha G. Letsch, County Clerk
Kathleen Rosa

FEE

\$35.00