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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ATC NO 03046490
AFTER RECORDING RETURN TO:
FRANCIS GEORGE & LELAND YOUNG
1010 CALIFORNIA AVENUE
KLAMATH FALLS, OR 97601

Aspen Title & Escrow
on this 30th day of July A.D., 1997
at 10:47 o'clock A M. and duly recorded
in Vol. 1997 of Deeds Page 24288

Bernetha G. Letsch, County Clerk

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

By Pauline M. Lindner

Fee, \$30.00

Deputy.

JOHN F. DENTON, hereinafter called GRANTOR(S), convey(s) to
LELAND E. YOUNG, an unmarried man and D. FRANCES GEORGE, an
unmarried woman, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lots 17 and 18, Block 7, ST. FRANCIS PARK, in the County of
Klamath, State of Oregon.

CODE 41 MAP 3909-2CA TL 6700

"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
\$87,000.00.

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 25th day of July, 1997.

John F. Denton
JOHN F. DENTON

STATE OF OREGON, County of Klamath)ss.

On July 25, 1997, personally appeared JOHN F. DENTON 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.

