

'97 AUG -8 AIO:50



WARRANTY DEED

ATC NO 03046585

AFTER RECORDING RETURN TO:

WILLIAM & VIRGINIA HOLMES

10219 Crystal Springs Rd
Klamath Falls, Or. 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEDONALD A. DER'MINER and HELEN E. DER'MINER, hereinafter called
GRANTOR(S), convey(s) to WILLIAM W. HOLMES and VIRGINIA L.
HOLMES, 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, 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
\$194,900.00.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 August, 1997.

Donald A. Der'Miner
DONALD A. DER'MINER

Helen E. Der'Miner
HELEN E. DER'MINER

STATE OF OREGON, County of Klamath)ss.

On August 8, 1997, personally appeared DONALD A. DER'MINER
and HELEN E. DER'MINER who acknowledged the foregoing
instrument to be their voluntary act and deed.

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

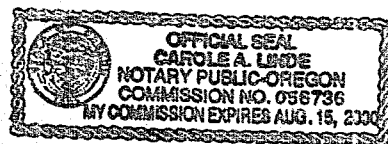


EXHIBIT "A"

A tract of land situated in Lot 2, Section 20, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2; thence North along the West line of said Lot 2 a distance of 241 feet to an iron pin; thence East at right angles to the West line of said Lot 2 a distance of 265 feet to an iron pin on the Westerly bank of Lost River; thence Southwesterly along the Westerly bank of Lost River to the South line of said Lot 2; thence West along the South line of said Lot 2 to the point of beginning.

CODE 164 MAP 3910-2000 TL 1200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 8th day
of August A.D., 19 97 at 10:50 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 26073.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Reed