

97 AUG 22 - P3:43



WARRANTY DEED

ATC #03046507

AFTER RECORDING RETURN TO:

BRETT & MARY SMITH

D. WAYNE & TEENA FIELD

9880 E. Langan Valley RdBonanza, Or 97423

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

HOWARD WM. WHITE, hereinafter called GRANTOR(S), convey(s) to
BRETT E. SMITH and MARYANNE SMITH and D. WAYNE FIELD and TEENA
LYNN FIELD 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 20th day of August, 1997.

Howard W. White
HOWARD WM. WHITE

California Ventura
STATE OF OREGON, County of Klamath ss.

On August 20th, 1997, personally appeared HOWARD WM. WHITE who
acknowledged the foregoing instrument to be his voluntary act
and deed.

Helen Elaine Zaretzky
Notary Public for State of California - County of Ventura
My Commission Expires: Oct. 21, 1998

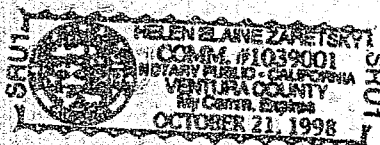


EXHIBIT "A"

A portion of Lots 15 and 16, Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Lot 15, Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northeasterly and parallel with Oak Avenue, 50 feet; thence Northwesterly and parallel with Martin Street, 37 1/2 feet; thence Southwesterly and parallel with Oak Avenue, 50 feet; thence Southeasterly along Martin Street 37 1/2 feet to the place of beginning.

CODE 1 MAP 3809-33AB TL 8800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 22nd day
of August A.D., 19 97 at 3:43 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 27649

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross