

'97 SEP -4 P3:56



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05046594

AFTER RECORDING RETURN TO:
JOSEPH AND PAULA BRUNER
~~2124 CORDEN ST. 9382 California~~
KLAMATH FALLS, OR 97603

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

MARY E. SCHIFF, hereinafter called GRANTOR(S), convey(s) to
JOSEPH J. BRUNER AND PAULA K. BRUNER, 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

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P.B.
"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 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
\$70,000.00.

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 4th day of September, 1997.

Mary Esther Schiff
MARY E. SCHIFF

STATE OF OREGON, County of Klamath)ss.

On September 4, 1997, personally appeared the above named Mary
E. Schiff and acknowledged the foregoing instrument to be her
voluntary act and deed.

Before me: David KOC
Notary Public for Oregon
My Commission Expires: April 10, 2000

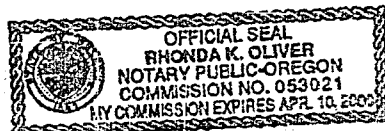


EXHIBIT "A"

Beginning at a point 660 feet East and 792 feet North of an iron pin driven into the ground just inside the fence corner at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of O. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway (now Klamath Falls-Lakeview Highway); thence West 330 feet; thence North 132 feet; thence East 330 feet; thence South 132 feet to the place of beginning, in the County of Klamath, State of Oregon.

CODE 43 MAP 3909-1BC TL 2900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 4th day
of Sept. A.D., 19 97 at 3:56 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 29109.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Rose