



WARRANTY DEED

ATC #03046807

AFTER RECORDING RETURN TO:

WILLIAM & AILEEN FLOHR

PO BOX 145BEATON, OR 97612

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

TERESA R. SCIURBA, LEE MICHAEL SCIURBA, DONNA M. SCIURBA, LEON J. SCIURBA, JR., and PHILIP SCIURBA, hereinafter called GRANTOR(S), convey(s) and warrants to WILLIAM HERMAN FLOHR, JR. and AILEEN VIRGINIA FLOHR, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 26, Block 8, SPRAGUE RIVER VALLEY ACRES, in the County of Klamath, State of Oregon.

CODE 221 MAP 3512-35DC TL 2100

"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 \$30,000.00.

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 16 day of October, 1997.

Teresa R. Sciurba
TERESA R. SCIURBA

Lee Michael Sciurba
LEE MICHAEL SCIURBA

Donna M. Sciurba
DONNA M. SCIURBA

Leon J. Sciurba, Jr.
LEON J. SCIURBA, JR.

Philip Sciurba
PHILIP SCIURBA

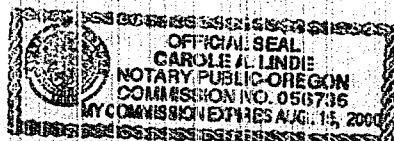
STATE OF OREGON, County of Klamath)ss.

On October 16, 1997, personally appeared TERESA R. SCIURBA who acknowledged the foregoing instrument to be her voluntary act and deed.

Carole A. Lunde

Notary Public for Oregon

My Commission Expires: August 15, 2000.

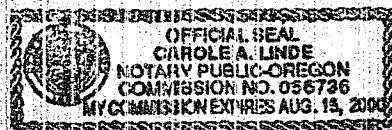


STATE OF OREGON, County of Klamath) ss.

On October 16, 1997, personally appeared LEON J. SCIURBA, JR.
who acknowledged the foregoing instrument to be his voluntary
act and deed.

Carole A. Linde
Notary Public for Oregon

My commission expires: 8/15/00

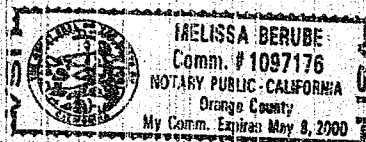


STATE OF CALIFORNIA, County of Orange) ss.

On October 19, 1997, personally appeared LEE MICHAEL SCIURBA
who acknowledged the foregoing to be his voluntary act and deed.

Melissa Berube
Notary Public for California

My commission expires: May 8, 2000

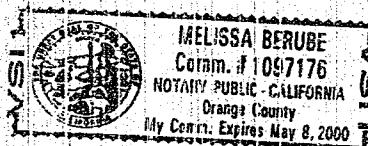


STATE OF CALIFORNIA, County of Orange) ss.

On October 19, 1997, personally appeared DONNA M. SCIURBA who
acknowledged the foregoing to be her voluntary act and deed.

Melissa Berube
Notary Public for California

My commission expires: May 8, 2000

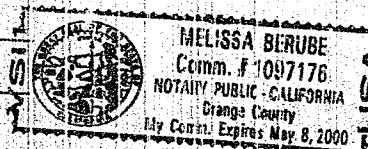


STATE OF CALIFORNIA, County of Orange) ss.

On October 19, 1997, personally appeared PHILIP SCIUREA
who acknowledged the foregoing to be his voluntary act and deed.

Melissa Berube
Notary Public for California

My commission expires: May 8, 2000



STATE OF OREGON: COUNTY OF KLAMATH) ss.

Filed for record at request of Aspen Title & Escrow the 21st day
of October A.D. 19 97 at 1:55 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 34651

FEE \$35.00

By Bertha G. Leigh, County Clerk