



WARRANTY DEED

ATC #03046826

AFTER RECORDING RETURN TO:

PHILIP & TAMARA BROWDER

2088 Pettibone Dr.
Per. Bluff, Ca. 94080

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

GALEN F. BERRY and DIANE S. BERRY, hereinafter called
 GRANTOR(S), convey(s) and warrants to PHILIP F. BROWDER and
 TAMARA R. FARMER-BROWDER, 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
 \$118,000.00.

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 29th day of October, 1997.

Galen F. Berry
 GALEN F. BERRY

Diane S. Berry
 DIANE S. BERRY

STATE OF OREGON, County of Klamath)ss.

On October 29, 1997, personally appeared GALEN F. BERRY and
 DIANE S. BERRY who acknowledged the foregoing instrument to be
 their voluntary act and deed.

Carole A. Linde
 Notary Public for Oregon
 My Commission Expires: 6/15/00.

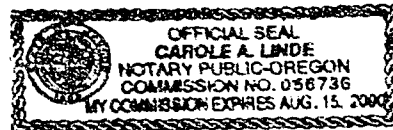


EXHIBIT "A"

PARCEL 1:

All that portion of real property situated in the NW 1/4 Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northwest corner Lot 4, Block 5, Tract No. 1083, CEDAR TRAILS, a subdivision recorded in the Official Records of Klamath County, Oregon, said corner being marked by a 1/2 inch diameter iron pin; thence South 00 degrees 02' 50" East along the line common to Lots 4 and 5, Block 5 of said subdivision 421.63 feet to a 1/2 inch diameter iron pin and the true point of beginning for the herein described property; thence continuing along the line common to Lots 4 and 5, South 00 degrees 02' 50" East 210.81 feet to a 1/2 inch diameter iron pin on the North line of a 60 foot roadway right of way known as Cedar Trails; thence along the North line of Cedar Trails, North 89 degrees 45' 08" East 345.00 feet to a 1/2 inch diameter iron pin marking the Southeast corner of Lot 4; thence along the line common to Lots 3 and 4, North 00 degrees 02' 50" West 210.89 feet; thence South 89 degrees 44' 20" West 345.00 feet to the true point of beginning.

CODE 226 MAP 4008-20BO TL 600

Continued on next page

EXHIBIT "A" CONTINUED

PARCEL 2:

Lot 4, Block 5, Tract No. 1083, CEDAR TRAILS, in the County of Klamath, State of Oregon. LESS that portion deeded to Bruce Ray Gilensky recorded December 22, 1980 in Book M-80 at Page 24826, more particularly described as follows:

Commencing at the Northwest corner of Lot 4, Block 5, Tract No. 1083, CEDAR TRAILS, a subdivision recorded in the Official Records of Klamath County, Oregon, said corner being marked by a 1/2 inch diameter iron pin; thence South 00 degrees 02' 50" East along the line common to Lots 4 and 5, Block 5, of said subdivision 421.63 feet to a 1/2 inch diameter iron pin and the true point of beginning for the herein described property; thence continuing along the line common to Lots 4 and 5, South 00 degrees 02' 50" East 210.81 feet to a 1/2 inch diameter iron pin on the North line of a sixty foot (60.00) roadway right of way known as Cedar Trail; thence along the North line of Cedar Trail, North 89 degrees 45' 08" East 345.00 feet to a 1/2 inch diameter iron pin marking the Southeast corner of Lot 4; thence along the line common to Lots 3 and 4, North 00 degrees 02' 50" West 210.89 feet; thence South 89 degrees 44' 20" West 345.00 feet to the true point of beginning.

CODE 227 MAP 4008-20BO TL 800
CODE 227 MAP 4006-20BO TL 700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day
of October A.D. 19 97 at 3:55 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 35978.

FEE \$40.00

By Bernetha G. Leisch County Clerk
Kathleen Ross