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STATUTORY WARRANTY DEED

WALTER E. WAGNER AND ELEANOR A. WAGNER, Grantor,
conveys and warrants to CONNIE G. FERGUSON, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 34 IN BLOCK 14, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK
OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of
record, rights of way, and easements of record and those apparent upon the land,
contracts and/or liens for irrigation and/or drainage.

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 30.930.

The true consideration for this conveyance is \$ 12,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 04 day of November 19 97

Walter E. Wagner
WALTER E. WAGNER

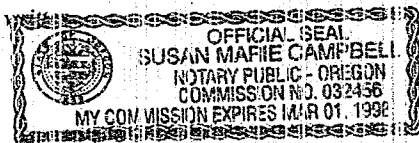
Eleanor A. Wagner
ELEANOR A. WAGNER

STATE OF OREGON } ss.
County of KLAMATH

BE IT REMEMBERED, That on this 4 day of November 19 97, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
WALTER E. WAGNER AND ELEANOR A. WAGNER

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to
me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above



Susan Marie Campbell
Notary Public for Oregon.
My Commission expires 3-1-98

Title Order No. K-51566
Escrow No. K515663

After recording return to:
CONNIE G. FERGUSON

P.O. Box 524
BONANZA, OR 97623

Name, Address, Zip

Until a change is requested all tax statements shall be sent
to the following address.

CONNIE G. FERGUSON

P.O. Box 524

BONANZA, OR 97623

Name, Address, Zip

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 7th day of November A.D., 1997
at 10:26 o'clock A.M. and duly recorded
in Vol. 197 of Deeds Page 36870

Bernetha G. Letsch, County Clerk

By Kathleen Roess

Fee, \$30.00

Deputy: