

'97 DEC 15 P3:19



WARRANTY DEED

ASPEN TITLE & ESCROW INC.
ESCROW # 02046978
AFTER RECORDING RETURN TO:
RICHARD H. ZBINDEN AND LOUISE E. GANONG
RUSSELL C. CARTER AND JODY ANN CARTER

1036 Pine St.
Klamath Falls, Oregon 97601

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

DONALD A. DER MINER and HELEN E. DER MINER husbandd and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to
RICHARD H. ZBINDEN and LOUISE E. GANONG husband and wife as to
an undivided one-half interest, AND RUSSELL C. CARTER and JODY
ANN CARTER husband and wife as to an undivided one-half
interest hereinafter called GRANTEE(S), all that real property
situated in the County of KLAMATH, State of Oregon, described
as:

SEE ATTACHED EXHIBIT "A"

"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
\$110,000.00.

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 15th day of December 1997.

Donald A. Der Miner
DONALD A. DER MINER

Helen E. Der Miner
HELEN E. DER MINER

STATE OF OREGON, County of Klamath)ss.

On December 15th, 1997, personally appeared Donald A. Der Miner
and Helen E. Der Miner who acknowledged the foregoing
instrument to be their voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 5/31/98

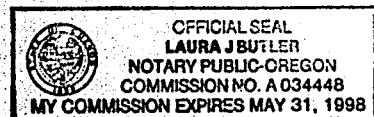


EXHIBIT "A"

The Northwesterly 107.65 feet of Lot 8 and the Northeasterly 19.17 feet of the Northwesterly 107.65 feet of Lot 7, Block 48, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 8, Block 48, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southeasterly along the Southwesterly boundary of 11th Street, 107.65 feet to alley; thence Southwesterly, parallel to Pine Street and along Northwesterly boundary of alley, 86 feet; thence Northwesterly parallel to 11th Street, 107.65 feet to the Southeasterly boundary of Pine Street; thence Northeasterly along the Southeasterly boundary of Pine Street, 86 feet to the point of beginning.

CODE 1 MAP 3809-32AA TL 8200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
of December A.D., 19 97 at 3:19 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 40722.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross