

THOMAS M. RYAN and PATRICIA L. RYAN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BERNARD P. TIERNEY and JANIE ROBINSON TIERNEY, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 23 IN BLOCK 35 OF FIFTH ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 155,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 481 Crestvale Drive, Sierra Madre, CA 91024

Dated this 15 day of December, 1997.

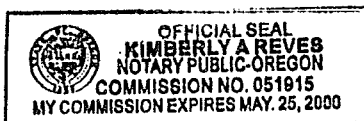
Thomas M. Ryan
THOMAS M. RYAN

Patricia L. Ryan
PATRICIA L. RYAN

STATE OF OREGON SS. December 15 19 97
COUNTY OF KLAMATH
Personally appeared the above named THOMAS M. RYAN AND
PATRICIA L. RYAN

and acknowledged the foregoing instrument to be their voluntary act.

(seal)



Before me:

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT42935-KA

Return to:

BERNARD P. TIERNEY
481 Crestvale Drive
Sierra Madre, CA 91024

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 22nd day of December A.D., 1997
at 3:51 o'clock P. M. and duly recorded
in Vol. 1997 of Deeds Page 41563

Beintha G. Letsch, County Clerk

By Heather Ross

Fee, \$30.00

Deputy.