



WARRANTY DEED

ATC #03047254
AFTER RECORDING RETURN TO:
RAYMOND & LOIS BOND
3730 SUMMERS LANE
KLAMATH FALLS OR 97603

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

THE MC ELFRESH FAMILY TRUST DATED JUNE 6, 1990, hereinafter
called GRANTOR(S), convey(s) and warrants to RAYMOND BOND and
LOIS V. BOND, 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

R-B
Qv.B.
"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
\$90,000.00.

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 13th day of February, 1998.

THE MC ELFRESH FAMILY TRUST, DATED JUNE 5, 1990.

Charolette L. McElfresh-Trustee
CHAROLETTE L. MC ELFRESH, TRUSTEE

Charolette L. McElfresh Individual
CHAROLETTE L. MC ELFRESH, INDIVIDUAL

STATE OF OREGON, County of Klamath)ss.

On February 13,, 1998, personally appeared CHAROLETTE L. MC
ELFRESH who acknowledged the foregoing instrument to be her
voluntary act and deed.

Carole A. Linde
Notary Public for Oregon
My Commission Expires: 8/15/00.

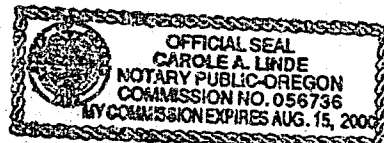


EXHIBIT "A"

A portion of the SE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies on the Westerly right of way line of Summers Lane South 88 degrees 44' West a distance of 30 feet and North 1 degree 12' West a distance of 80.5 feet from the iron axle which marks the quarter corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: South 88 degrees 44' West a distance of 367.3 feet to an iron pin which lies on the Easterly right of way line of the U.S.R.S. Lateral F-7; thence North 1926 feet West along the Easterly right of way line of Lateral F-7 a distance of 96.2 feet; thence North 88 degrees 44' East a distance of 367.7 feet, more or less, to a point which lies on the Westerly right of way line of Summers Lane; thence South 1 degree 12' East along the Westerly right of way line of Summers Lane a distance of 96.2 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-10AD TL 2300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day
of February A.D., 19 98 at 11:02 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 4878.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen (Kass)