

WARRANTY DEED

ATC #03047197
AFTER RECORDING RETURN TO:
RONALD STEVEN BERTON
FRAXBES BAUTISTA VALLEJOS
1709 ETNA STREET
KLAMATH FALLS, OR 97603

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

ERNEST J. BORGMAN, aka EARNEST BORGMAN and DOROTHY J. BORGMAN,
hereinafter called GRANTOR(S), convey(s) and warrants to RONALD
STEVEN BERTON and FRAXBES BAUTISTA VALLEJOS, with full rights
of survivorship, 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
\$45,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

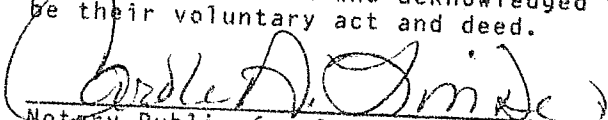
IN WITNESS WHEREOF, the grantor has executed this instrument
this 3rd day of March, 1998.


ERNEST J. BORGMAN


DOROTHY J. BORGMAN

STATE OF OREGON, County of Klamath)ss.

On March 3, 1998, personally appeared ERNEST J. BORGMAN and
DOROTHY J. BORGMAN who acknowledged the foregoing instrument to
be their voluntary act and deed.


Notary Public for Oregon

My Commission Expires: 8/15/00.

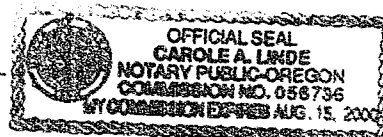


EXHIBIT "A"

PARCEL 1:

That portion of the following described property which lies Northerly and Easterly of Loma Linda Drive and Easterly of First Addition to Loma Linda Heights:

A tract of land in the SE 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which bears North 89 degrees 10' West along the East-West quarter line of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 1,989.34 feet and thence South 15 degrees 13' East 980.25 feet from the quarter section corner common to Sections 28 and 27 in said Township and Range, said point being the Northwestern corner of a tract of land conveyed to Arthur W. Jolly, et ux., by deed recorded May 11, 1954 in Book 267, Page 1, Deed Records of Klamath County, Oregon; thence North 46 degrees 29' East 545.73 feet along the Northerly boundary of said Jolly Tract and a tract of land conveyed to Milt Sessler, et ux., by deed recorded July 12, 1961 in Book 330 at Page 607, Deed Records of Klamath County, Oregon, to the Northeasterly corner thereof; thence South 15 degrees 13' East along the Easterly boundary of said Sessler tract 401.19 feet, more or less, to the Northerly boundary of Old Fort Klamath Road; thence North 75 degrees 30' East along the Northerly boundary of said Old Fort Klamath Road 60 feet, more or less, to the Southwesterly corner of a tract of land conveyed to Donna Hartman Stout by deed recorded August 22, 1944 in Book 168 at Page 164, Deed Records of Klamath County, Oregon; thence North 15 degrees 13' West 968.68 feet, more or less, along the Westerly boundary of said Stout tract and the Westerly boundary of a tract conveyed to Mike Foley by Deed recorded November 10, 1944 in Book 170 at Page 426, Deed Records of Klamath County, Oregon, and the Westerly boundary of a tract conveyed to Mike Foley, et ux., by Deed recorded December 3, 1948 in Book 227 at Page 97, Deed Records of Klamath County, Oregon, to the East and West center line of said Section 28; thence North 89 degrees 10' West 562.43 feet, more or less to the point of beginning.

EXCEPTING THEREFROM that portion of the herein described property lying within the boundaries of Linda Drive formerly VA Hospital site Road.

FURTHER EXCEPTING THEREFROM that portion which lies between Old Fort Klamath road and Linda Drive.

PARCEL 2:

6968

A tract of land situated in the NW 1/4 SE 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon and being a portion of Lot 3 and Lot 4 of an unrecorded plat prepared for Klamath Development Co. by William R. Canton dated May 15, 1930, more particularly described as follows:

Beginning at the Northeast corner of said Lot 4, from which the CE 1/16 corner of said Section 28 bears North 15 degrees 13' West 583.29 feet and South 89 degrees 10' 00" East 168.52 feet (said Northeast corner of Lot 4 bears West 1336.19 feet and South 541.18 feet from the quarter corner common to Sections 27 and 28 by Volume M-73 at Page 3620 of the Klamath County Deed Records); thence South 15 degrees 13' East, along the Easterly line of said Lot 4, 18.44 feet to the Northerly right of way line of Loma Linda Drive; thence along said right of way line along the arc of a curve to the left (radius point bears South 41 degrees 43' 08" East 125.49 feet and central angle = 02 degrees 40' 52") 5.87 feet, South 45 degrees 36' West 118.68 feet and along the arc of a curve to the right (radius = 100.22 feet and Central angle = 35 degrees 46' 57") 62.59 feet to a point on the Northerly line of said Lot 3; thence North 46 degrees 29' East 192.17 feet to the point of beginning, with bearings based on Survey No. 4362 as recorded in the office of the Klamath County Surveyor.

CODE 190 MAP 3809-28DB TL 401

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day
of March A.D., 19 98 at 3:41 o'clock P. M., and duly recorded in Vol. M98,
of Deeds on Page 6966.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross