

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05047268

AFTER RECORDING RETURN TO:

Bessie L. Collins

*1610 S. Everett St.
Klamath Falls, OR 97603*

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

MARGARET A. PICKRELL and HOWARD J. BOURQUIN, hereinafter called
GRANTOR(S), convey(s) and warrants to BESSIE L. COLLINS,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 69 in MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD
MANOR TO THE CITY OF KLAMATH FALLS, in the County of Klamath,
State of Oregon.

Code 1, Map 3809-34CB, Tax Lot 8600

BCC
"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 conveyance is
pursuant to an IRC Tax Deferred Exchange on behalf of the
Grantee.

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 March, 1998.

Margaret A. Pickrell
MARGARET A. PICKRELL

Howard J. Bourquin
HOWARD J. BOURQUIN

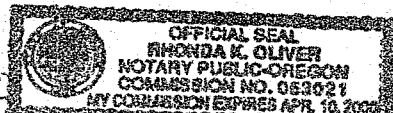
STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 16th
day of March, 1998, by Margaret A. Pickrell and Howard J.
Bourquin.

Before me:

[Signature]
Notary Public for Oregon

My Commission Expires: April 10, 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day
of March A.D. 19 98 at 3:45 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 8435

FEE \$30.00

Bernetha G. Leisch, County Clerk
By: *[Signature]*