

98 MAY -2 P343



WARRANTY DEED

ATC #03047596
 AFTER RECORDING RETURN TO:
 LUTHER SKIDMORE
 P.O. BOX 116
 GRENADA, CA 96038

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

BENNY JOE WARD, hereinafter called GRANTOR(S), convey(s) and
 warrants to LUTHER SKIDMORE, 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
 \$34,000.00.

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 ____ day of April, 1998.

Benny Joe Ward
 BENNY JOE WARD

STATE OF OREGON, County of Klamath ss.

On April 29, 1998, personally appeared BENNY JOE WARD who
 acknowledged the foregoing instrument to be his voluntary act
 and deed.

Joyce M. Bean
 Notary Public for Nevada
 My Commission Expires: 10-18-99

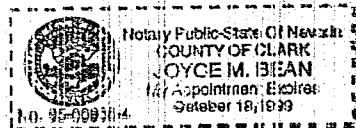


EXHIBIT "A"

That portion of the following described property lying Easterly of the East right of way line of the Dalles-California Highway, as now constructed:

Beginning at a point 3,267 feet South and 1,456 feet East of the corner to Sections 5 and 6, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and Sections 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian; thence East 709 1/2 feet to the County Road leading from Klamath Falls to Keno, Oregon; thence North 5 1/2 degrees East, 247 1/2 feet along the Westerly side of said County Road; thence West 709 1/2 feet; thence South 5 1/2 degrees West 247 1/2 feet to the place of beginning, being a portion of the N 1/2 of the NE 1/4 of the SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 4 MAP 3903-5CA TL 1600

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day
of May A.D., 19 98 at 3:43 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 15746

FEE \$35.00

By Bernetha G. Leitch Bernetha G. Leitch, County Clerk