

WARRANTY DEED

AFTER RECORDING RETURN TO:
LAURIE PEACORE
JOSEPH WERLINGER JR.
11930 HIGHWAY 66
KLAMATH FALLS, OREGON 97601

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

ALICE LOUISE RIGGS, hereinafter called GRANTOR(S), convey(s)
and warrants to LAURIE PEACORE and JOSEPH WERLINGER JR. husband
and wife hereinafter called GRANTEE(S), all that real property
situated in the County of KLAMATH, State of Oregon, described
as:

SEE ATTACHED EXHIBIT "A"

"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
\$95,000.00.

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

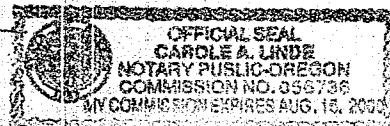
IN WITNESS WHEREOF, the grantor has executed this instrument
this 5th day of June 1998.

Alice Louise Riggs
ALICE LOUISE RIGGS

STATE OF OREGON, County of Klamath)ss.

On June 5th, 1998, personally appeared Alice Louise Riggs who
acknowledged the foregoing instrument to be her voluntary act
and deed.

Cardie A. Linde
Notary Public for Oregon
My Commission Expires: 2/15/00



The W 1/2 NW 1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of the NW 1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, which is North 89 degrees 39' East 320.6 feet from the quarter section corner common to Sections 32 and 33; thence North 0 degrees 06' East 1420.7 feet to the South line of the Klamath Falls-Ashland Highway; thence along said South line North 72 degrees 19' East 346.3 feet; thence South 0 degrees 06' West 1523.9 feet; thence South 89 degrees 39' West 330 feet to the point of beginning.

CODE 21 MAP 3908-33B TL 1700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day
of June A.D., 19 98 at 3:47 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 19493
FEE \$35.00 By Bernetha G. Letsch, County Clerk
Kathleen Rosen