

**Aspen**TITLE & ESCROW, INC. ATC # 41938

WARRANTY DEED

AFTER RECORDING RETURN TO:
 MICHAEL A. ZALUNARDO
 SUSAN J. ZALUNARDO
 7792 MATNEY WAY
 KLAMATH FALLS, OREGON 97603

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

STEPHEN L. PLOWMAN and H. FRANCES PLOWMAN, TENANTS IN COMMON,
 hereinafter called GRANTOR(S), convey(s) and warrants to
 MICHAEL A. ZALUNARDO and SUSAN J. ZALUNARDO 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
 \$142,000.00.

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 10th day of July 1998.

Stephen L. Plowman
 STEPHEN L. PLOWMAN

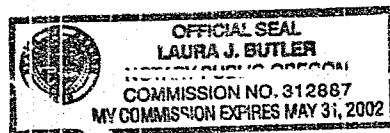
H. Frances Plowman
 H. FRANCES PLOWMAN

STATE OF OREGON, County of Klamath)ss.

On July 10th, 1998, personally appeared Stephen L. Plowman and
 H. Frances Plowman who acknowledged the foregoing instrument to
 be their voluntary act and deed.

[Signature]
 Notary Public for Oregon

My Commission Expires: 5/31/2002



25036

EXHIBIT "A"

A parcel of land situate in the NW 1/4 SW 1/4 Section 19, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point on the forty line 125 feet South of the corner common to the SW 1/4 NW 1/4, SE 1/4 NW 1/4, NW 1/4 SW 1/4 and NE 1/4 SW 1/4 of Section 19; thence South 417.9 feet to a point on the forty line; thence West a distance of 208.7 feet to a point; thence North and parallel to said forty line a distance of 417.9 feet to the boundary of a transmission line easement; thence East a distance of 208.7 feet to the point of beginning.

TOGETHER WITH A PRIVATE DRIVEWAY EASEMENT FOR INGRESS AND EGRESS AS FOLLOWS:

The East 20 feet of the W 1/2 NW 1/4 of Section 19, and the East 20 feet of the North 125 feet of the NW 1/4 SW 1/4 of Section 19, Township 40 South, Range 10 East, W.M., Klamath County, Oregon.

Code 166 Map 4010-1900 TL 800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of July A.D., 19 98 at 3:13 o'clock P M., and duly recorded in Vol. M98
of deeds on Page 25035

FEE \$35.00

By *Ernesta G. Letsch* Ernesta G. Letsch, County Clerk