

PATRICIA ANN THOMAS and KEITH V. ORR, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LEN PETERSEN and CAROLIN J. PETERSEN, as tenants by the entirety,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:


SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 18,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 210 N. LOWER SAC., LODI, CA 95242

Dated this 27th day of August, 1998.

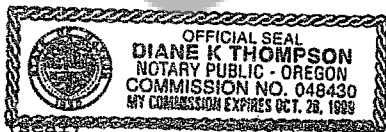

PATRICIA ANN THOMAS


KEITH V. ORR


STATE OF Oregon SS. Aug. 27th 19 98
COUNTY OF Multnomah

Personally appeared the above named Patricia Ann Thomas
and Keith V. Orr

and acknowledged the foregoing instrument to be their voluntary act.



Before me:


Notary Public for Oregon
My commission expires 10/26/99

ESCROW NO. MT45615-KR

Return to:

LEN PETERSEN
210 N. LOWER SAC.
LODI, CA 95242

EXHIBIT "A" **LEGAL DESCRIPTION**

A parcel of land situated in the E1/2 SW1/4 of Section 2, Township 34 South, Range 7 East of the Willamette Meridian and the W1/2 SE1/4 of Section 2, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the centerline of Larsen Creek.

EXCEPTING THEREFROM A piece or parcel of land situate in Section 2, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a brass cap monument marking the 1/4 section corner common to Sections 2 and 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 89 degrees 44' 00" West along the section line 110.00 feet to its intersection with the centerline of a creek; thence in a general Northerly and Westerly direction along the thread of said creek, as determined during Recorded Survey No. 1987, to a point on the Easterly boundary of a 3.09 acre parcel surveyed during said Survey No. 1987; thence North 5 degrees 08' 41" West along said Easterly boundary 37.00 feet to a point marked by a 5/8" iron pin; thence North 5 degrees 08' 41" West 404.35 feet to a point marked by a 5/8" iron pin; thence South 84 degrees 51' 19" West 300.00 feet to a point on the West line of the E1/2 SW1/4 of said Section 2; thence North 5 degrees 08' 41" West along said West line of the E1/2 SW1/4 865.57 feet to a point; thence South 89 degrees 47' 23" East 1975.59 feet to a point; thence North 4 degrees 34' 16" West 442.20 feet to a point on the East-West centerline of said Section 2, marked by a 5/8" iron pin; thence South 89 degrees 48' 03" East along said East-West centerline 764.73 feet to a 5/8" iron pin marking the center East 1/16 corner of said Section 2; thence South 1 degree 54' 32" East, along the East line of the W1/2 SE1/4 of said Section 2, 2643.39 feet to a 5/8" iron pin marking the East 1/16 corner common to Sections 2 and 11; thence North 89 degrees 44' 00" West along the South line of said Section 2, 1297.58 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 4th day
of Sept A.D., 19 98 at 3:21 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 32865.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Lauren M. Mendenhall