

WARRANTY DEED (3)

ASPEN TITLE ESCROW NO. 05049363

AFTER RECORDING RETURN TO:

ALLEN D. BERGSTROM

P.O. Box 433

Bonanza, OR 97623

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

TOWN OF BONANZA, hereinafter called GRANTOR(S), convey(s) to
ALLEN D. BERGSTROM AND CYNTHIA BERGSTROM, HUSBAND AND WIFE,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

A Parcel of land situated in "GRANDVIEW ADDITION TO THE TOWN OF
BONANZA", in the SW 1/4 of Section 10, Township 39 South, Range
11 East of the Willamette Meridian and more particularly
described as follows:

Commencing at a 5/8" pin marking the NW corner of Block 45 of
said Grandview Addition, thence along the west line of said
Block 45 South 00 degrees 01' 36" West 126.84 feet to a 5/8"
pin and the NW corner of the alley and the "TRUE POINT OF
BEGINNING" for this description, thence continuing along the
west line of said Block 45 South 00 degrees 01' 36" West 16.00
feet to a 5/8" pin and the SW corner of the alley thence
leaving said west line of said Block 45, and then along the
South line of said alley North 89 degrees 57' 13" East 299.48
feet to a 5/8" pin and the east line of said Block 45 and the
SE corner of the alley, thence along the east line of said
Block 45 North 00 degrees 09' 50" East 16.00 feet to a 5/8" pin
and the NE corner of the alley, thence leaving said east line
of said Block 45 and then along the north line of said alley
South 89 degrees 57' 13" West 299.52 feet to the "TRUE POINT OF
BEGINNING". Bearings are based on Record of Survey 6237.

"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, 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
EQUITABLE EXCHANGE

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 8th day of June, 1999.

TOWN OF BONANZA

Betty Tyree
BY:

Janis Mockridge
BY:

STATE OF OREGON, COUNTY OF KLAMATH)ss

The foregoing instrument was acknowledged before me this 7th
day of June, 1999, by Betty Tyree and

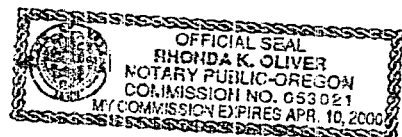
Continued on next page

WARRANTY DEED
PAGE 2

22804

Denise Mockridge Mayor and
Secretary on behalf of the Town of Bonanza.

Before me: [Signature]
Notary Public for
Oregon My Commission Expires: April 10, 2000



State of Oregon, County of Klamath
Recorded 6/9/99, at 3:26 p.m.
In Vol. M99 Page 22803
Linda Smith,
County Clerk Fee \$ 35 AL