



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01051494

AFTER RECORDING RETURN TO:

Mr. and Mrs. Curtis Say

4308 ARTHUR ST
KLAMATH FALLS, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

VERNON G. LUDWIG and OFELIA LUDWIG, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to CURTIS
SAY and ABBY SAY, husband and wife, 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

AS "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
\$56,000.00.

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 30th day of June, 2000.

Vernon G. Ludwig
VERNON G. LUDWIG

Ofelia Ludwig by Vernon G. Ludwig
OFELIA LUDWIG by Vernon G. Ludwig
her attorney in fact
HER ATTY IN FACT

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 3rd
day of July, 2000, by Vernon G. Ludwig, both for himself,
individually and as attorney in fact for Ofelia Ludwig.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

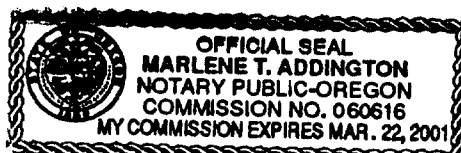


EXHIBIT "A"

24554

A tract of land lying in the N 1/2 of the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 49' West along the quarter line, a distance of 976.04 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence South 6 degrees 02' West a distance of 240.3 feet, to an iron pin which is the true point of beginning; thence continuing South 6 degrees 02' West a distance of 270 feet; thence North 89 degrees 49' West a distance of 625.1 feet, more or less, to an iron pin which lies on the Easterly right of way line of the new Dalles-California Highway; thence North 11 degrees 36' West following the Easterly right of way line of the new Dalles-California Highway to an iron pin, which pin lies North 89 degrees 49' West a distance of 708.6 feet from the said true point of beginning; thence South 89 degrees 49' East a distance of 708.6 feet to the said true point of beginning.

CODE 191 MAP 3809-7CO TL 4900

State of Oregon, County of Klamath
Recorded 07/05/00, at 11:25 a m.
In Vol. M00 Page 24553
Linda Smith,
County Clerk Fee \$ 26