

200 NOV 30 AM 10:19

WARRANTY DEED

ASPEN TITLE ESCROW NO.:01052052

Vol M00 Page 42890

AFTER RECORDING RETURN TO:
JERRY M. BIRT AND LAREA A. BIRT
1726 PINE GROVE ROAD
KLAMATH FALLS, OR 97603

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

Beneficial Oregon, Inc. D/B/A Beneficial Mortgage Corporation,
hereinafter called GRANTOR(S), convey(s) and warrants to Jerry.
M. Birt and Larea A. Birt 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

"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,

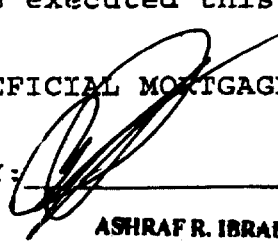
and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$128,000.00.

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 27th day of Nov 2000.

BENEFICIAL OREGON, INC. D/B/A/ BENEFICIAL MORTGAGE CORPORATION

BY: _____ Title BY:  Title
ASHRAF R. IBRAHIM
ASST. VICE PRESIDENT

STATE OF OREGON, County of Klamath) ss.

On NOVEMBER 27, 2000, personally appeared ASHRAF R. IBRAHIM
ASST. VICE President who
acknowledged the foregoing instrument to be his/her/their
voluntary and deed.


Notary Public for OREGON
My Commission Expires: 7-31-04

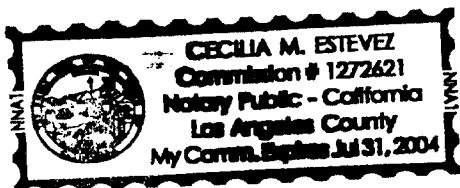


EXHIBIT "A"

42891

PARCEL 1:

A parcel of land in the SE 1/4 NW 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is South 88 degrees 58' East a distance of 30.0 feet and North 0 degrees 06' East a distance of 1093.20 feet from the Southwest corner of said SE 1/4 of the NW 1/4, said point also being on the East right of way line of Pine Grove Road; thence North 0 degrees 06' East, along said East line a distance of 200.64 feet; thence leaving said East line and running South 89 degrees 30' East, a distance of 297.2 feet; thence South 0 degrees 06' West a distance of 201.11 feet; thence North 89 degrees 24' West a distance of 297.2 feet to the point of beginning.

RESERVING the East 30.0 feet for a non-exclusive road easement.

PARCEL 2:

A parcel of land in the SE 1/4 NW 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is South 88 degrees 58' East a distance of 30.0 feet and North 0 degrees 06' East a distance of 1093.20 feet from the Southwest corner of said SE 1/4 NW 1/4 and continuing North 0 degrees 06' East, along said East line a distance of 200.64 feet to the true point of beginning, said point also being on the East right of way line of Pine Grove Road; thence South 89 degrees 30' East, a distance of 297.2 feet; thence North 0 degrees 06' East a distance of 25 feet to the South line of property described in Deed Book M-66, Page 831; thence South 89 degrees 55' West along said South line, a distance of 297.2 feet to the East right of way line of Pine Grove Road; thence South along said East line, 25 feet, more or less, to the point of beginning.

CODE 162 MAP 3910-9BD TL 2400

CODE 52 map 3910-9BD tl 2300

State of Oregon, County of Klamath
Recorded 11/30/00, at 10:19 a. m.
In Vol. M00 Page 42890
Linda Smith,
County Clerk Fee\$ 26⁰⁰