

WARRANTY DEED - INDIVIDUAL

A-724 01032277

AFTER RECORDING RETURN TO:
 JIMMY A. SEWELL
 NANCY J. SEWELL
 P.O. Box 1486
 Astoria, OR 97101

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

ALFRED CRANDALL and JENNIE CRANDALL, husband and wife
 hereinafter called grantor, convey(s) to JIMMY A. SEWELL and
 NANCY J. SEWELL, husband and wife all that real property
 situated in the County of Klamath, State of Oregon, described
 as:

The S1/2 SW1/4 NE1/4 SW1/4 of Section 36, Township 35 South,
 Range 12 East of the Willamette Meridian, in the County of
 Klamath, State of Oregon.

"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 covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except 1) Rights of the
 public in and to any portion of the herein described premises
 lying within the boundaries of roads or highways. 2) Subject to
 rules and regulations of Fire Patrol District. 3) Recitals as
 set forth in Deed recorded June 11, 1959 in Book 313 at page
 279. 4) Easement recorded March 3, 1981 in Book M-81 at page
 3618. 5) Easement recorded November 13, 1986 in Book M-86 at
 page 20570. 6) Easement recorded November 13, 1986 in Book M-86
 at page 20572. 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
 \$21,000.00.

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 18th day of May 1988.

Alfred J. Crandall
 ALFRED CRANDALL

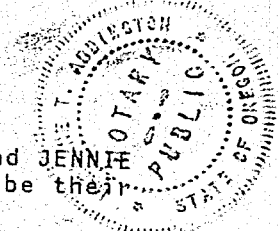
Jennie C. Crandall
 JENNIE CRANDALL

STATE OF OREGON, County of Klamath)ss.

May 18, 1988.

Personally appeared the above named ALFRED CRANDALL and JENNIE
 CRANDALL and acknowledged the foregoing instrument to be their
 voluntary act and deed.

Before me: Wardene P. Addington
 Notary Public for Oregon
 My Commission Expires: 3-22-89



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
 of May A.D., 19 88 at 4:24 o'clock P M., and duly recorded in Vol. M88
 of Deeds on Page 7800.

FEE \$10.00

Evelyn Blinn County Clerk
 By Bernetha J. Ketch