

97 JAN 15 P3:51



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05045584

AFTER RECORDING RETURN TO:
 EMMA J. COLE
 2312 DARROW AVE.
 KLAMATH FALLS, OR 97601

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

PATRICIA L. HAMPSON who acquired title as PATRICIA L. BECKET,
 hereinafter called GRANTOR(S), convey(s) to EMMA J. COLE,
 hereinafter called GRANTEE(S), all that real property situated
 in the County of Klamath, State of Oregon, described as:

The North 80 feet of Lot 646, Block 119, MILLS ADDITION TO THE
 CITY OF KLAMATH FALLS, in the County of Klamath, State of
 Oregon.

CODE 1 MAP 3809-33DA TAX LOT 3600

"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
 \$43,500.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

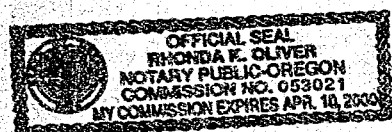
IN WITNESS WHEREOF, the grantor has executed this instrument
 this 14TH day of JANUARY, 1997.

Patricia L. Hampson
 PATRICIA L. HAMPSON

STATE OF OREGON, County of Klamath)ss.

On January 10, 1997, personally appeared the above named
 PATRICIA L. HAMPSON and acknowledged the foregoing instrument
 to be her voluntary act and deed.

Before me: *Wanda K. Oliver*
 Notary Public for Oregon
 My Commission Expires: April 10, 2000



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
 of January A.D. 19 97 at 3:51 o'clock P. M., and duly recorded in Vol. M97
 of Deeds on Page 1361

FEE \$30.00

by *Bernetha G. Leisch*
 Bernetha G. Leisch, County Clerk