

97 MAY 20 AM 121



WARRANTY DEED

#05046185

AFTER RECORDING RETURN TO:

MR. AND MRS. EUGENE GRIFFITH
 910 NEWCASTLE
 KLAMATH FALLS, OR 97601

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

H. RAY JEWEL AND THALIA A. JEWEL, CO-TRUSTEES, OR THEIR
 SUCCESSORS IN TRUST UNDER THE JEWEL LIVING TRUST DATED OCTOBER
 3, 1989, hereinafter called GRANTOR(S), convey(s) to EUGENE L.
 GRIFFITH AND MARI JO GRIFFITH, 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,

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
 \$138,500.00.

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 15th day of May, 1997.

H. RAY JEWEL AND THALIA A. JEWEL, CO-TRUSTEES, OR THEIR
 SUCCESSORS IN TRUST UNDER THE JEWEL LIVING TRUST DATED OCTOBER
 3, 1989.

H. Ray Jewel
 Co-trustee
 H. RAY JEWEL, CO-TRUSTEE

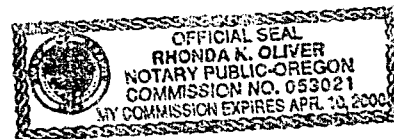
Thalia A. Jewel co-trustee
 THALIA A. JEWEL, CO-TRUSTEE

STATE OF OREGON, County of Klamath)ss.

On this 16 day of May, 1997,

Personally appeared the above named H. RAY JEWEL AND THALIA A.
 JEWEL and acknowledged the foregoing instrument to be their
 voluntary act and deed.

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



15398

EXHIBIT "A"

A portion of Lot 7, Block 41, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of Manzanita Street, 150 feet Easterly along the said Southeasterly line of Manzanita Street from the Northwest corner of Block 41, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence at right angles Southeasterly 92 feet to the true point of beginning; thence Southeasterly 58 feet; thence at right angles Northeasterly and parallel with said Manzanita Street, 100 feet to the Southwest line of that certain 20 foot alley running through said Block 41; thence Northwesterly along said Southwesterly line of said alley, 58 feet; thence Southwesterly 100 feet to the point of beginning, being a tract 100 feet by 58 feet.

CODE 1 MAP 3809-28BD TL 4800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day
of May A.D. 1997 at 11:21 o'clock A.M. and duly recorded in Vol. 1897
of Deeds on Page 15397

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Kathleen Rose