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## WARRANTY DEED

ASPEN TITLE ESCROW NO. 05046260  
AFTER RECORDING RETURN TO:  
JOHNNY J. CASTLEBERRY JR.  
VIRGINIA A. CASTLEBERRY  
420 NORTH TENTH STREET  
KLAMATH FALLS, OR 97601

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

MICHAEL A. HODGINS AND LAURA RAINS, hereinafter called  
GRANTOR(S), convey(s) to JOHNNY J. CASTLEBERRY JR. AND VIRGINIA  
A. CASTLEBERRY, 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  
\$39,000.00.

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

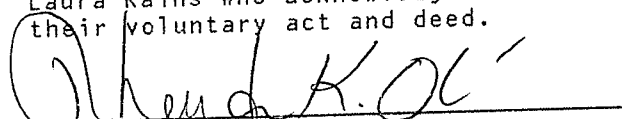
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 3rd day of July, 1997.

  
MICHAEL A. HODGINS

  
LAURA RAINS

STATE OF OREGON, County of Klamath)ss.

On July 3, 1997, personally appeared Michael A. Hodgins and  
Laura Rains who acknowledged the foregoing instrument to be  
their voluntary act and deed.

  
Notary Public for Oregon  
My Commission Expires: April 10, 2000



## EXHIBIT "A"

A portion of Lot 1, Block 51, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 1, Block 51, Nichols Addition to the Town of Linkville (now City of Klamath Falls) Oregon; thence Southwesterly at right angles to 10th Street 52.12 feet; thence Southeasterly parallel with 10th Street, 50 feet; thence Northeasterly at right angles to 10th Street, 52.12 feet; thence Northwesterly along the Westerly line of 10th Street, 50 feet to the point of beginning.

CODE 1 MAP 3809-29DC TL 13900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 10th day  
of July A.D., 19 97 at 11:13 o'clock A. M., and duly recorded in Vol. M97,  
of Deeds on Page 21638.

FEE \$35.00

By Bernetha G. Leisch, County Clerk  
Kathleen Ross