

97 AUG 18 AM 1:08



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01046587

AFTER RECORDING RETURN TO:
MICHAEL J. BEVENSPO BOX 836KLAMATH FALLS, OR 97601-0029UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEHERBERT LEO PRICE and MARGARET MARY PRICE, hereinafter called
GRANTOR(S), convey(s) to MICHAEL J. BEVENS, 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
\$59,000.00.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 14th day of August, 1997.

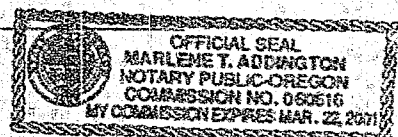
H. Leo Price
HERBERT LEO PRICE

Margaret Mary Price
MARGARET MARY PRICE

STATE OF OREGON, County of Klamath)ss.

On August 15, 1997, personally appeared the above named HERBERT
LEO PRICE and MARGARET MARY PRICE and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: *Marlene T. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 2001



The Southerly 1/2 of Lot 5, Block 53, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being further described as follows:

Beginning at the most Southerly corner of said Lot 5; thence Northeasterly and parallel with Jefferson Street (formerly Bush Street) 65 feet to the corner common to Lots 5, 6, 3 and 4 of said Block 53; thence Northwesterly along the line between Lots 5 and 6 of said Block 60 feet; thence southwesterly and parallel with Jefferson Street 65 feet to the Easterly line of Seventh Street; thence Southeasterly along said line of Seventh Street 60 feet to the place of beginning.

CODE 1 MAP 3809-32AB TL 2100

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Aspen Title Co the 18th day
of Aug A.D., 19 97 at 11:08 o'clock A M., and duly recorded in Vol. H97
of Deeds on Page 27044

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Kiser