

'97 SEP 16 AIO:44



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01046664

AFTER RECORDING RETURN TO:
 MARY JO LYNCH
 317 Martin
 Klamath Falls, OR. 97601

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

JAMES DANIEL STORY, hereinafter called GRANTOR(S), convey(s) to
 MARY JO LYNCH, 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

mg
 "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
 \$22,000.00.

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 12th day of September, 1997.

James Daniel Story
 JAMES DANIEL STORY

STATE OF OREGON, County of Klamath)ss.

On September 15, 1997, personally appeared JAMES DANIEL
 STORY who acknowledged the foregoing instrument to be his
 voluntary act and deed.

Marlene T. Addington
 Notary Public for Oregon
 My Commission Expires: 3-22-01

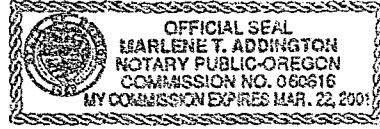


EXHIBIT "A"

30306

A part of Lots 21 and 22, Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 75 feet Southeasterly from the Southwest corner of Lot 23 of Block 21, Industrial Addition to the City of Klamath Falls, Oregon; thence Northeasterly along the lot lines of Lots 20 and 21 and at right angles with Martin Street 50 feet; thence Northwesterly and parallel with Martin Street 37 1/2 feet; thence Southwesterly and parallel with Oak Avenue 50 feet to the North line of Martin Street; thence Southeasterly along the North line of Martin Street 37 1/2 feet to the point of beginning.

CODE 1 MAP 3809-33AB TL 8200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day
of Sept. A.D., 19 97 at 10:44 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 30305

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kerthum Ross