

RICHARD J. HILLMAN and KATHY D. HILLMAN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KIMBERLY L. NUSBAUM,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 20 IN BLOCK 13 OF TRACT 1060, SUN FOREST ESTATES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 2310036D013700

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 49,993.03.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 144214 INGELEWOOD RD, LAPINE, OR 97739

Dated this 2nd day of JANUARY, 1998.

Richard J. Hillman
RICHARD J. HILLMAN

Kathy D. Hillman
KATHY D. HILLMAN

STATE OF OREGON

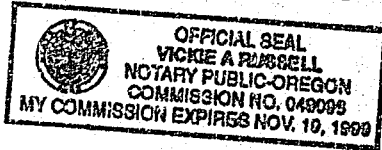
COUNTY OF Deschutes

ss. JANUARY 2ND

19 98

Personally appeared the above named Richard J. Hillman
and Kathy D. Hillman

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Vickie A. Russell
Notary Public for OREGON

My commission expires 11-19-1999.

ESCROW NO. BT007474TW

Return to:

KIMBERLY L. NUSBAUM
144214 INGELEWOOD RD
LAPINE, OR 97739

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 5th day of JANUARY A.D., 1998
at 3:48 o'clock P.M. and duly recorded
in Vol. M98 of Deeds Page 267

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.