

DENNIS LEE ELLEXSON and MARGARET ANN ELLEXSON, as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to: SHARLEEN R. HUTCHISON and EDWARD C. CACKA, with the rights of survivorship, 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 16 IN BLOCK 7, TRACT 1140 - LYNNEWOOD FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 \$ 172,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 7927, KLAMATH FALLS, OR 97602

Dated this 20th day of January, 19 98

Dennis Lee Ellexson
DENNIS LEE ELLEXSON

Margaret Ann Ellexson
MARGARET ANN ELLEXSON

STATE OF Oregon

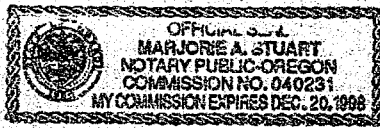
COUNTY OF Klamath

SS. January 20

19 98

Personally appeared the above named Dennis Lee Ellexson and Margaret Ann Ellexson

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT43519-MS

Return to:

SHARLEEN R. HUTCHISON
P.O. BOX 7927
KLAMATH FALLS, OR 97602

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 20th day of January A.D., 1998
at 3:50 o'clock P.M. and duly recorded
in Vol. M98 of Deeds Page 1804

Bernetha G. Letsch, County Clerk

By *Kathleen Rora*
Fee, \$30.00 Deputy