

ERICKA R. FERRENOUD, WHO ACQUIRED TITLE AS ERICKA R. PEMBERTON, Grantor(s) hereby grant, bargain, sell, warrant and convey to: SHAWN W. RICHARDS, A MARRIED MAN, WILLIAM L. RICHARDS AND BRENDA J. RICHARDS, HUSBAND AND WIFE,

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 2 IN BLOCK 3 OF TRACT NO. 1007 WINCHESTER, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE 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 \$ 69,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4302 MYRTLEWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 22nd day of January, 1998.

Ericka R. Ferrenoud
ERICKA R. FERRENOUD

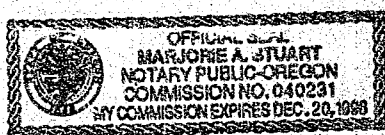
STATE OF Oregon

SS. January 22 19 98

COUNTY OF Klamath

Personally appeared the above named Ericka R. Ferrenoud

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT43309-MS

STATE OF OREGON
County of Klamath SS.

Filed for record at request of:

Return to:

SHAWN W. RICHARDS
4302 MYRTLEWOOD DRIVE
KLAMATH FALLS, OR 97603

Amarititle
on this 28th day of January A.D., 1998
at 3:42 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 2725

Bernetha G. Letsch, County Clerk

By *Kathleen Ross*
Fees \$30.00 Deputy

98 JAN 28 P 3:42