



WARRANTY DEED

ATC #03047118
 AFTER RECORDING RETURN TO:
 NORMAN & EVELYN SIMONSON
 1606 ARTHUR STREET
 KLAMATH FALLS, OR 97603

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

LADAWNA MARIE SIMONSON, formerly known as LADAWNA MARIE WEAVER, hereinafter called GRANTOR(S), convey(s) and warrants to NORMAN SIMONSON AND EVELYN SIMONSON, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 14, ELM PARK, in the County of Klamath, State of Oregon.

CODE 41 MAP 3809-34CD TL 5000

"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 \$50,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

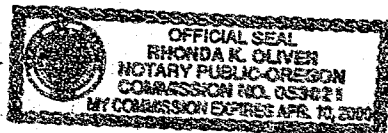
IN WITNESS WHEREOF, the grantor has executed this instrument this 20 day of January, 1998.

Ladawna Marie Simonson
 LADAWNA MARIE SIMONSON, formerly
 known as LADAWNA MARIE WEAVER

STATE OF OREGON, County of Klamath)ss.

On January 20, 1998, personally appeared LADAWNA MARIE SIMONSON, who acknowledged the foregoing instrument to be her voluntary act and deed.

[Signature]
 Notary Public for Oregon
 My Commission Expires: April 10, 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day
 of January A.D., 19 98 at 3:37 o'clock P. M., and duly recorded in Vol. M98
 of Deeds on Page 3132

FEE \$30.00

By Bernetha G. Letch, County Clerk
[Signature]