

* FEB -6 AM '98



WARRANTY DEED STATE OF OREGON,
County of Klamath ss

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01047234

AFTER RECORDING RETURN TO:
Mr. and Mrs. Daniel A. Hibner, Sr.
194 Dunewood Lane
North Bend, OR 97459

Aspen Title & Escrow
on this 6th day of February A.D., 1998
at 11:41 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 3914

Bernetha G. Letsch, County Clerk

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

By Kathleen Rose
Fee, \$30.00 Deputy

KEITH E. ALLEN and MARIAN G. ALLEN, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to DANIEL
A. HIBNER, SR. and E. JOYCE HIBNER, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

The North 88 feet of Lot 6 in Block 63 of BUENA VISTA ADDITION
TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State
of Oregon.

Code 1, Map 3809-29BC, Tax Lot 3300

E.J.H.
DA-H.

"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 Trust Deed, including
the terms and provisions thereof, recorded April 1, 1996 in
Book M-96, Page 9992, Klamath County Mortgage Records, in favor
of Joseph M. Perez, which Trust Deed the Grantees herein agree
to assume and pay according to the terms and conditions
contained therein,

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
\$49,000.00.

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 5th day of February, 1998.

Keith E. Allen
KEITH E. ALLEN

Marian G. Allen
MARIAN G. ALLEN

STATE OF OREGON, County of Klamath)ss.
On February 6, 1998, personally appeared Keith E. Allen and
Marian G. Allen who acknowledged the foregoing instrument to be
their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon

