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Vol. 1798 Page 4771

WARRANTY DEED

#03047076

AFTER RECORDING RETURN TO:

DELORES J. BURTON

39316 Austin
Klamath Falls, Or 97603

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

THE BURTON FAMILY TRUST, DATED NOVEMBER 26, 1991, hereinafter
called GRANTOR(S), convey(s) and warrants to DELORES J. BURTON,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath State of Oregon, described as:

Lot 5, Block 5, THIRD ADDITION TO ALTAMONT ACRES, in the County
of Klamath, State of Oregon. EXCEPTING THEREFROM the South 50
feet thereof.

CODE 41 MAP 3909-10CA TL 3400

"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 purpose of this Warranty Deed is to Clear Title.

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 9th day of February, 1998.

THE BURTON FAMILY TRUST

Dolores Juanita Burton
DELORES JUANITA BURTON, TRUSTEE
Trustee

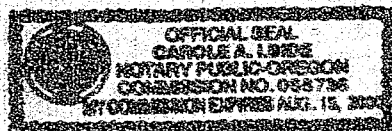
Dolores Juanita Burton
DELORES JUANITA BURTON, INDIVIDUAL

STATE OF OREGON, County of Klamath)ss.

On February 9, 1998, personally appeared DELORES JUANITA
BURTON who acknowledged the foregoing instrument to be her
voluntary act and deed.

Candice A. Ornd
Notary Public for Oregon

My Commission Expires: August 15, 2000.



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Aspen Title & Escrow the 13th day
of February A.D., 19 98 at 2:55 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 4771

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Kosa