

FREDERICK L. ZWARTVERWER and MERLAINE ZWARTVERWER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: MARK A. BLANCHAT and SALLY JO BLANCHAT, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 246,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1984 TERRACE AVENUE, KLAMATH FALLS, OR 97601

Dated this 17 day of February, 1998.

Frederick L. Zwartverwer
FREDERICK L. ZWARTVERWER

Merlaine Zwartverwer
MERLAINE ZWARTVERWER

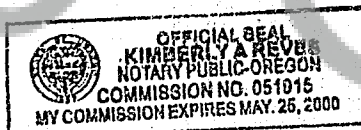
STATE OF OREGON

SS. February 17 19 98

COUNTY OF KLAMATH

Personally appeared the above named Frederick L. Zwartverwer and Merlaine Zwartverwer

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT43689-KA

Return to:

MARK A. BLANCHAT
1984 TERRACE AVENUE
KLAMATH FALLS, OR 97601

EXHIBIT 'A'
LEGAL DESCRIPTION

5025

PARCEL 1:

Lots 1, 2, 3, and the Easterly 7.5 feet of Lot 4, Block 13, MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

The Westerly 17.5 feet of Lot 4, all of Lots 5 and 6 and the Easterly 15 feet of Lot 7, Block 13, MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

The Westerly 10 feet of Lot 7, all of Lots 8 and 9 and the Easterly 22.5 feet of Lot 10, Block 13, MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 17th day
of February A.D., 19 98 at 3:31 o'clock P. M., and duly recorded in Vol. M98,
of Deeds on Page 5024.

Bernieha G. Leisch, County Clerk

FEE \$35.00

By Kathleen Rose