



STATUTORY WARRANTY DEED

FRANK P. DREW AND VIRGINIA M. DREW, TRUSTEES OF THE FRANK & VIRGINIA DREW 1983 TRUST UTA JUNE 30, 1983, RESTATED AUGUST 4, 1997, OR SUCCESSOR TRUSTEE, Grantor, conveys and warrants to DEBORAH J. HAMPTON, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 5, BLOCK 62, NICHOLS 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.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 102,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 17th day of February 19 98

Virginia M. Drew, Trustee
VIRGINIA M. DREW, TRUSTEE

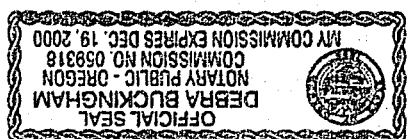
Virginia M. Drew

STATE OF OREGON
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 17th day of February 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Virginia M. Drew

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Debora Buchanan
Notary Public for Oregon.
My Commission expires 12-19-2000

Title Order No. K-51891
Escrow No. K51891D

After recording return to:
DEBORAH J. HAMPTON
635 NORTH 9TH STREET
KLAMATH FALLS, OR 97601
Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.
DEBORAH J. HAMPTON
635 NORTH 9TH STREET
KLAMATH FALLS, OR 97601
Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.
Filed for record at request of:
First American Title
on this 20th day of February A.D., 1998
at 3:27 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 5551
Bernetha G. Letsch, County Clerk
By Kathleen Ross
Fee, \$30.00 Deputy.