



## WARRANTY DEED

ATC #03047068  
 AFTER RECORDING RETURN TO:  
 KEVIN & SANDY POWER  
 5613 STURDIVANT AVENUE  
 KLAMATH FALLS, OR 97603

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

RICK LARMAN AND H. GAIL LARMAN, hereinafter called GRANTOR(S), convey(s) and warrants to KEVIN S. POWER AND SANDY POWER, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN . . . . .

"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,

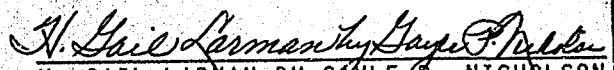
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$85,000.00.

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

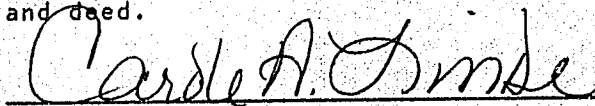
IN WITNESS WHEREOF, the grantor has executed this instrument this 27th day of January, 1998.

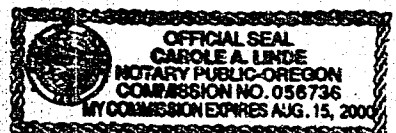
  
 RICK LARMAN

  
 H. GAIL LARMAN BY GAYLE P. NICHOLSON  
 ATTORNEY IN FACT *Attorney in Fact*

STATE OF OREGON, County of Klamath)ss.

On January 27, 1998, personally appeared RICK LARMAN who acknowledged the foregoing instrument to be his voluntary act and deed.

  
 Notary Public for Oregon  
 My Commission Expires: 8/15/00.

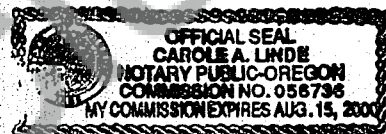


"This Notary Certificate is prepared on a separate page and is attached to the document entitled Warranty Deed, containing two (2) pages and is attached to that document by means of staple."

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

The foregoing instrument was acknowledged before me this 27th day of January, 1998, by Gayle P. Nicholson as attorney in fact for H. Gail Larman, on behalf of said principal.

Before me: Carole A. Linde  
Notary Public for Oregon  
my commission expires: August 15, 2000.





## EXHIBIT "A"

Lot 60, LAMRON HOMES, in the County of Klamath, State of Oregon.  
AND

A 15 foot strip of land situated in the S 1/2 SW 1/4 SE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 60, LAMRON HOMES SUBDIVISION; thence South 0 degrees 07' East a distance of 15 feet to the South line of Section 11; thence North 89 degrees 56' West along the South line of said Section 11, a distance of 85 feet; thence North 0 degrees 07' West a distance of 15 feet to the Southwest corner of said Lot 60; thence South 89 degrees 56' East along the South line of said Lot 60 a distance of 85 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-11DC TL 8500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 26th day  
of February A.D., 19 98 at 3:46 o'clock P. M. and duly recorded in Vol. 198  
of Deeds on Page 6360

FEE \$40.00

By Bernetha G. Lelsch, County Clerk  
Kathleen Ross