



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01047237

AFTER RECORDING RETURN TO:

Mr. and Mrs. Kelly W. McCarty

5653 Delaware Ave
Klamath Falls, OR 97603

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

KENNETH R. FENSTERMACHER and STELLA FENSTERMACHER, husband and wife, hereinafter called GRANTOR(S), convey(s) and warrants to KELLY W. McCARTY and KRISTINE R. McCARTY, 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
\$175,000.00.

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 19th day of February, 1998.

Kenneth R. Fenstermacher
KENNETH R. FENSTERMACHER

Stella Fenstermacher
STELLA FENSTERMACHER

STATE OF OREGON, County of Klamath)ss.

On February 25, 1998, personally appeared Kenneth R. Fenstermacher and Stella Fenstermacher who acknowledged the foregoing instrument to be their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon

My Commission Expires: March 22, 2001

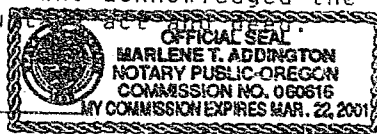


EXHIBIT "A"

All of Lot 10 and portions of Lots 8 and 9, Block 8, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, lying Southerly of the extension of a line running Northeasterly and Southwesterly located in the center of the common wall separating the building located substantially on said Lot 8 and the building located substantially on said Lots 9 and 10, in the County of Klamath, State of Oregon, said line being more particularly described as follows:

Beginning at a point on the West line of Lot 9, said point being South 00 degrees 21' East, a distance of 0.92 feet from the Northwest corner of Lot 9; thence North 89 degrees 20' 48" East along the centerline of said common wall and its Northeasterly and Southwesterly extensions, a distance of 135.20 feet to a point on the East line of Lot 8, a distance of 0.04 feet Northwesterly from the Southeast corner of Lot 8.

CODE 1 MAP 3809-33BC TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 27th day
of February A.D., 19 98 at 11:38 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 6449.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose