



WARRANTY DEED

ATC #03047242

AFTER RECORDING RETURN TO:

MONICO & MARIA RAMIREZ

5900 VALLEY VIEW W.
KLAMATH FALLS, OR 97601

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

MICHAEL D. TARRANT AND JUDITH A. TARRANT, hereinafter called
GRANTOR(S), convey(s) and warrants to MONICO V. RAMIREZ and
MARIA V. RAMIREZ, 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
\$42,000.00.

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 28th day of February, 1998.

Michael D. Tarrant
MICHAEL D. TARRANT

Judith A. Tarrant
JUDITH A. TARRANT

STATE OF OREGON, County of Klamath)ss.

On February 28, 1998, personally appeared MICHAEL D. TARRANT
and JUDITH A. TARRANT who acknowledged the foregoing instrument
to be their voluntary act and deed.

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

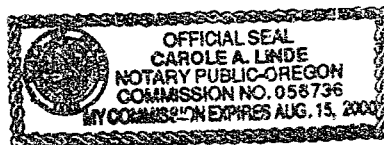


EXHIBIT "A"

All of Lot 4 and a portion of Lot 5, Block 1, Tract 1198, VALE DEAN CANYON, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 5; thence along the Northerly line of said Lot 5, South 89 degrees 46' 46" West 89.17 feet; thence South 24 degrees 32' 54" East 384.03 feet to the Southeasterly corner of said Lot 5 on the Northerly end of Aurora Court; thence North 11 degrees 22' 48" West, along the Easterly line of said Lot 5, 356.68 feet to the point of beginning.

CODE 162 MAP 3910-6DO TL 2000
CODE 162 MAP 3910-6DO TL 1900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 2nd day
of March A.D., 19 98 at 11:11 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 6624

FEE \$35.00

By Bernetha G. Latsch, County Clerk
Kardian Rosa