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98 MAR -9 P1:03

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STATUTORY WARRANTY DEED

LEAH K. HENIGSON

conveys and warrants to DERRICK T. DEGROOT AND TERESA K. DEGROOT, HUSBAND AND WIFE Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,
LOT 10 IN BLOCK 33 OF HOT SPRINGS 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 \$ 80,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 05 day of March 19 98


LEAH K. HENIGSON

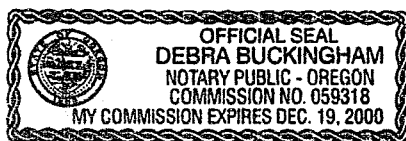
STATE OF OREGON

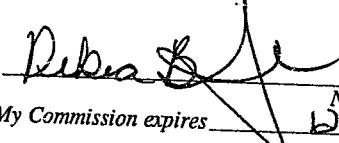
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 05 day of March 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named LEAH K. HENIGSON

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.




My Commission expires 12-19-2000

Notary Public for Oregon.

Title Order No. K-51976Escrow No. K51976D

After recording return to:

DERRICK DEGROOT1940 DEL MORO STREETKLAMATH FALLS, OR 97601

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

DERRICK DEGROOT1940 DEL MORO STREETKLAMATH FALLS, OR 97601

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 9th day of March A.D., 1998
at 1:03 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 7504

Bernetha G. Letsch, County Clerk

By 

Fee, \$30.00

Deputy.