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Vol. 1798 Page 7604**Aspen**
TITLE & ESCROW, INC.

ATC # 0104723 WARRANTY DEED

AFTER RECORDING RETURN TO:
 THONGSAVATH THOMMAVONGSA
 2021 WANTLAND AVENUE
 KLAMATH FALLS, OREGON 97601

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

KENNETH S. KIRKHAM and SUSAN L. KIRKHAM husband and wife ,
 hereinafter called GRANTOR(S), convey(s) and warrants to
 THONGSAVATH THAMMAVONGSA hereinafter called GRANTEE(S), all
 that real property situated in the County of KLAMATH, State of
 Oregon, described as:

LOT 11, BLOCK 200, MILLS SECOND ADDITION TO THE CITY OF KLAMATH
 FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 1, MAP 3809-33DB TL 13300

"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
 \$44,000.00.

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 31st day of March 1998.

X Kenneth S. Kirkham
 KENNETH S. KIRKHAM

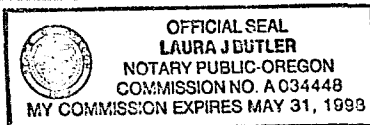
Susan L. Kirkham
 SUSAN L. KIRKHAM

STATE OF OREGON, County of Klamath)ss.

On March 3, 1998, personally appeared Kenneth S. Kirkham
 and Susan L. Kirkham who acknowledged the foregoing instrument
 to be their voluntary act and deed.

Laura J. Butler
 Notary Public for Oregon

My Commission Expires: 5/31/98



STATE OF OREGON,

County of Denton

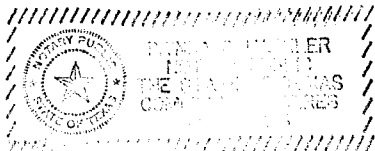
} ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 6th day of March, 1998,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named KENNETH S. KIRKHAM

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



Brendo B. Hackler
Notary Public for Oregon. TEMS
My Commission expires 08-01-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day
of March A.D., 1998 at 3:39 o'clock P.M., and duly recorded in Vol. M98,
of Deeds on Page 7604.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross