

JENSEN & HOM LIMITED LIABILITY COMPANY,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ROYAL R. WISE and KAREN J. WISE, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any;
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 25,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5509 WEST NOB HILL BLVD, YAKIMA, WA 98908

Dated this 3rd day of March, 1998.

JENSEN & HOM LIMITED LIABILITY COMPANY

BY: Philip J. Jensen REGISTERED AGENT
PHILIP JENSENBY: George Hom REGISTERED AGENT
GEORGE HOMSTATE OF Washington, County of Thurston) ss.This instrument was acknowledged before me on march 3, 1998by George Homas Registered Agentof Jensen & Hom Limited Liability CompanySue Rickards SUE RICKARDSNotary Public of OlympiaMy commission expires 5-10-98

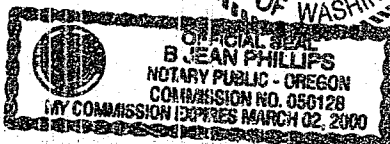
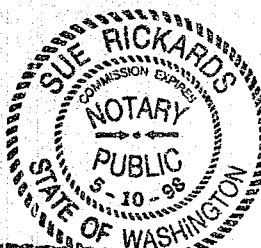
ESCROW NO. MT43413-LW

Return to:

ROYAL R. WISE

5509 WEST NOB HILL BLVD

YAKIMA, WA 98908



State of Oregon March 4, 1998
County of Klamath
This instrument was acknowledged before me
on March 4, 1998 by Philip Jensen as Manager
of Jensen & Hom Limited Liability Company.
B. Jean Phillips 3-2-2000

98 MAR 12 P 3:32

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Land Partition 6-97 being a portion of Lot 12 of PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Jones Avenue which inurred thereto.

TOGETHER WITH AN EASEMENT 30 feet in width over and across the Easterly 30 feet of Lots 3 and 12 of PIEDMONT HEIGHTS, as reserved in instrument recorded in Volume M96, page 25261, and Volume M96, page 25265, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameritrile the 12th day
of March A.D., 19 98 at 3:32 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 8120.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosen