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98 MAR 17 AM 12:24

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ATC #02047300

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:
DONALD W. VINCENT
PHYLLIS M. VINCENT
5540 Villa Drive
Klamath Falls, Oregon 97603

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

Aspen Title & Escrow
on this 17th day of March A.D. 1998
at 11:24 o'clock AM and duly recorded
in Vol. M98 of Deeds Page 8469

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy

LANDRUM JOINT VENTURE LLC, an Oregon limited liability company,
hereinafter called GRANTOR(S), does hereby grant, bargain, sell
and convey(s) to DONALD W. VINCENT and PHYLLIS M. VINCENT
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

LOTS 3 AND 4, BLOCK 2, TRACT 1183, FREMONT PARK, IN THE COUNTY
OF KLAMATH, STATE OF OREGON.

CODE 41, MAP 3909-108C TL 600
CODE 41, MAP 3909-108C TL 500

"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, 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
\$45,000.00.

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 13th day of March 1998.

LANDRUM JOINT VENTURE LLC
an Oregon limited liability company

Paul Landrum, Organizer

Kenneth H. Landrum, Organizer

STATE OF OREGON, County of Klamath)ss.

On March 13, 1998, personally appeared Kenneth H. Landrum as
Organizer and Paul Landrum as Organizer on behalf of Landrum
Joint Venture LLC, an Oregon limited liability company on
behalf of the company

[Signature]
Notary Public for Oregon
My Commission Expires: 5/31/98

