

WARRANTY DEED

ATC #03047396
AFTER RECORDING RETURN TO:
JOHN D. BAGWELL
5433 Independence Ave.
Klamath Falls Or 97603

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

BRENDA K. NEWTON, hereinafter called GRANTOR(S), convey(s) and
warrants to JOHN D. BAGWELL, hereinafter called GRANTEE(S), all
that real property situated in the County of KLAMATH, State of
Oregon, described as:

The Southerly 40 feet of Lots 554 and 555, Block 120, MILLS
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of
Klamath, State of Oregon.

CODE 1 MAP 3809-33AD TL 17800

"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
\$52,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

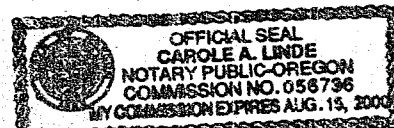
IN WITNESS WHEREOF, the grantor has executed this instrument
this 19th day of March, 1998.

Brenda K. Newton
BRENDA K. NEWTON

STATE OF OREGON, County of Klamath)ss.

On March 19, 1998, personally appeared BRENDA K. NEWTON who
acknowledged the foregoing instrument to be her voluntary act
and deed.

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



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day
of March A.D., 19 98 at 3:12 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 9021

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Bernetha G. Letsch