

54986

98 MAR 20 P3:12

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WARRANTY DEED

47313
AFTER RECORDING RETURN TO:
WILLIS C. DUNCAN
920 JEFFERSON STREET
KLAMATH FALLS, OREGON 97601

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

TOM SPANGLER, hereinafter called GRANTOR(S), convey(s) and
warrants to WILLIS C. DUNCAN hereinafter called GRANTEE(S), all
that real property situated in the County of KLAMATH, State of
Oregon, described as:

See Attached Exhibit "A"

"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
\$25,000.00.

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 20th day of March 1998.

Tom Spangler
TOM SPANGLER

STATE OF OREGON, County of Klamath)ss.

On March 20th, 1998, personally appeared Tom Spangler who
acknowledged the foregoing instrument to be his voluntary act
and deed.

Laura J Butler
Notary Public for Oregon
My Commission Expires: 5/31/98

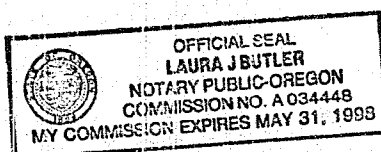


EXHIBIT "A"

The Northeasterly 40 feet of the following described parcel, in the County of Klamath, State of Oregon, to wit:

Beginning at a point 560 feet North 51 degrees 15' West of a point 60 feet North 38 degrees 45' East of the Northeast corner of Block 12, ORIGINAL TOWN, CITY OF KLAMATH FALLS; thence North 51 degrees 15' West 61 feet; thence North 38 degrees 45' East 120 feet; thence South 51 degrees 15' East 61 feet; thence South 38 degrees 45' West 120 feet, LESS a strip 5 feet wide off of the Northwestern side heretofore conveyed to the City of Klamath Falls, said parcel having a frontage of 40 feet on Jefferson Street and a depth, exclusive of strip conveyed to the City of Klamath Falls, of 56 feet.

The above described property is a portion of Lot 6, Block 51, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29DC TL 13500

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 9032.

FEE \$35.00

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