

JOHN N. BROOKS and LORI BROOKS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
WESLEY R. CHANNELL and SUSAN K. CHANNELL, as tenants by the entirety,
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:

Lot 17, in Block 18, of Tract 1127, NINTH ADDITION TO SUNSET VILLAGE,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

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 \$ 183,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3920 MONROVIA WAY, KLAMATH FALLS, OR 97603

Dated this 20th day of March 1998

John N. Brooks
JOHN N. BROOKS

Lori Brooks
LORI BROOKS

STATE OF Oregon
COUNTY OF Klamath ss. March 20 19 98

Personally appeared the above named

JOHN N. BROOKS & LORI BROOKS

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for OREGON
My commission expires 11/16/99

ESCROW NO. MT43859-KR

Return to:

WESLEY R. CHANNELL
3920 MONROVIA WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 20th day
of March A.D., 19 98 at 3:34 o'clock P. M., and duly recorded in Vol. M98
of _____ Deeds _____ on Page 9074

FEE \$30.00

Bernetha G. Letsch, County Clerk

By Pauline M. Mendenhall

98 MAR 20 P 3:34