



ASPEN TITLE ESCROW NO. 01047210

AFTER RECORDING RETURN TO:
 WILLIAM H. LITTON
1106 KANE ST.
KLAMATH FALLS OR 97603

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

WARRANTY DEED

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow
 on this 26th day of March A.D., 1998
 at 3:14 o'clock P M. and duly recorded
 in Vol. M98 of Deeds Page 9779

Bernetha G. Letsch, County Clerk

By Kathleen Rose
 Fee, \$30.00 Deputy

ROBERT D. NELSON and BEVERLY A. BAKER and DENNIS R. NELSON,
 hereinafter called GRANTOR(S), convey(s) and warrants to
 WILLIAM H. LITTON, an unmarried man, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

The N 1/2 of Lot 25, FAIR ACRES SUBDIVISION #1, in the County
 of Klamath, State of Oregon. LESS AND EXCEPT any portion
 lying within Kane Street.

Code 41, Map 3809-35DB, Tax Lot 2500

wjz
 "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
 \$70,000.00.

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 24th day of March, 1998.

Robert D. Nelson
 ROBERT D. NELSON

Beverly A. Baker by Robert D. Nelson Dennis R. Nelson by Robert D. Nelson
 BEVERLY A. BAKER, by Robert D. Nelson, her Attorney in Fact act in fact
 DENNIS R. NELSON, by Robert D. Nelson, his Attorney in Fact act in fact

STATE OF OREGON, County of Klamath)ss.

On March 25th, 1998, personally appeared Robert D. Nelson
 (Robert D. Nelson appearing both for himself individually and
 as Attorney in Fact for Beverly A. Baker and Dennis R. Nelson)
 acknowledged the foregoing instrument to be their voluntary act
 and deed.

Before me: Marlene T. Addington
 Notary Public for Oregon
 My Commission Expires: March 22, 2001.

