

EILEEN VAN HYFTE,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DEWEY BARNER and MAXINE WESCOM, with the rights of survivorship,
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 12 in Block 34 of TRACT NO. 1081 - FIFTH ADDITION TO KLAMATH RIVER
ACRES, 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.

98 MAR 30 AM 11:33

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 \$ 102,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , PO Box 280 Beatty OR 97621

Dated this 27th day of March, 1998.

Eileen Van Hyfte
EILEEN VAN HYFTE

STATE OF Colorado

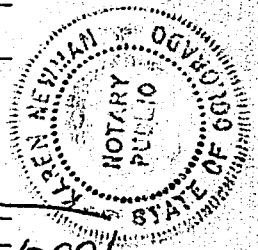
COUNTY OF Jefferson SS. March 27 19 98

Personally appeared the above named EILEEN VAN HYFTE

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Karen Newman
Notary Public for Colorado
My commission expires 11/26/2001



(seal)

ESCROW NO. MT44082-MG

Return to:

DEWEY BARNER
PO BOX 280

Beatty OR 97621

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 30th day of March A.D., 1998
at 11:33 o'clock A M. and duly recorded
in Vol. M98 of Deeds Page 10140

Bernetha G. Letsch, County Clerk

By Kristen Ross
Fec. \$30.00 Deputy