

CARROLL F. JACKSON,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

CARROLL F. JACKSON AS TO A LIFE ESTATE AND CAROL R. DERRY AND JOSEPH FREDERICK DERRY JR., HUSBAND AND WIFE AS TO THE REMAINDER.,

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 30 in Block 8 of ELDORADO ADDITION, 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 \$ 5,502.26.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 181 DAHLIA ST., KLAMATH FALLS, OR 97601

Dated this 30th day of MARCH, 1998.

Carroll F. Jackson
CARROLL F. JACKSON

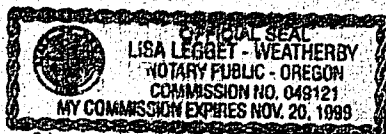
STATE OF OREGON

SS. MARCH 30th 19 98

COUNTY OF KLAMATH

Personally appeared the above named CARROLL F. JACKSON

and acknowledged the foregoing instrument to be HIS voluntary act.



(seal)

Before me:

Lisa Leggett-Weatherby
Notary Public for OREGON
My commission expires 11/20/99

ESCROW NO. MT44112-LW

Return to:

CAROL R. DERRY
181 DAHLIA ST.
KLAMATH FALLS, OR 97601

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day of March A.D., 19 98 at 11:43 o'clock A M., and duly recorded in Vol. M98 of Deed s on Page 10349.

FEE \$30.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross