

WARRANTY DEED

ATC #03047521
AFTER RECORDING RETURN TO:
STEVEN & SHERRY HYATT
827 MITCHELL STREET
KLAMATH FALLS, OR 97601

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

MARGUERITE R. PLASS, PATRICIA R. CHEYNE, ROBERT L. PLASS AND
ROYANN J. MORRIS, hereinafter called GRANTOR(S), convey(s) and
warrants to STEVEN L. HYATT and SHERRY HYATT, WITH FULL RIGHTS
OF SURVIVORSHIP, hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

[Handwritten initials]
"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
\$49,500.00.

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 3rd day of April, 1998.

Marguerite R. Plass by Royann J. Morris, Attorney In Fact
MARGUERITE R. PLASS, BY ROYANN J. MORRIS, ATTORNEY IN FACT

Patricia R. Cheyne by Royann J. Morris, Attorney In Fact
PATRICIA R. CHEYNE, BY ROYANN MORRIS, ATTORNEY IN FACT

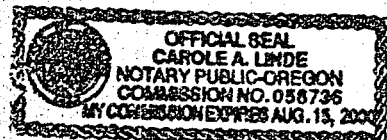
Robert L. Plass by Royann Morris Attorney In Fact
ROBERT L. PLASS, BY ROYANN MORRIS, ATTORNEY IN FACT

Royann J. Morris, Individual
ROYANN J. MORRIS, INDIVIDUAL

STATE OF OREGON, County of Klamath)ss.

On April 3, 1998, personally appeared ROYANN J. MORRIS, as
Attorney in Fact for MARGUERITE R. PLASS, PATRICIA R. CHEYNE
AND ROBERT L. PLASS, on behalf of said principals.

Carole A. Linde
Notary Public for Oregon
My Commission Expires: 8/15/00.



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STATE OF OREGON, County of Klamath)ss.

On April 3, 1998, personally appeared ROYANN J. MORRIS, who
acknowledged the foregoing to be her voluntary act and deed.

Carole A. Linde

Notary Public for Oregon
My Commission Expires: 8/15/00.

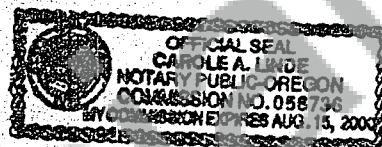


EXHIBIT "A"

A part of Lots 546 and 547, Block 127, MILLS ADDITION TO THE
CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State
of Oregon, as follows:

Beginning at a point on the East line of Mitchell Street, 40
feet South of the Northwest corner of said Lot 547; thence East
100 feet; thence South 40 feet; thence West 100 feet; thence
North 40 feet to the point of beginning.

CODE 1 MAP 3809-33AD TL 16800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day
of April A.D., 19 98 at 3:21 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 10935

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose