

55811



TITLE & ESCROW, INC.

98 APR -6 AM 11:33 Vol. M98 Page 11016STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:

Bradford J. Aspell et al

122 S. 5th Street

Klamath Falls, Oregon 97601

Aspen Title & Escrow

on this 6th day of April A.D., 1998at 11:33 o'clock A M. and duly recordedin Vol. M98 of Deeds Page 11016

Bernetha G. Letsch, County Clerk

By Boetha Row

Deputy

Fee, \$30.00

PAUL W. JONES JR. and CONNIE JONES husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to
Bradford J. Aspell and Susan E. Aspell husband and wife as to an undivided 1/3rd **
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:
** interest and John K. Aspell, Trustee, and Catherine A. Aspell, Trustee under
the Aspell Family Trust as to an undivided 2/3rds interest
LOTS 2A, 2B, BLOCK 5, RAILROAD ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-33BB TL 7300

"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
\$10,000.00.

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 27 day of March 1998.

Paul W. Jones Jr.
PAUL W. JONES JR.

Connie Jones
CONNIE JONES

STATE OF OREGON, County of Klamath)ss.

On March 27th, 1998, personally appeared Paul W. Jones Jr. and
Connie Jones who acknowledged the foregoing instrument to be
their voluntary act and deed.

[Signature]
Notary Public for Oregon

My Commission Expires: 5/31/98