

JOHN R. GRITMAN and ROBIN R. LARSEN, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to: WARREN S. WILEY and SHARON J. WILEY, husband and wife, 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:

LOTS 5 AND 6 IN BLOCK 25 OF HOT SPRINGS ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

APR -6 11:45
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 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 \$ 425,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 937 LOMA LINDA, KLAMATH FALLS, OR 97601

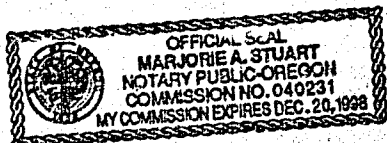
Dated this 6th day of April, 1998.

John R. Gritman
JOHN R. GRITMAN
Robin R. Larsen
ROBIN R. LARSEN

STATE OF Oregon SS. April 6 19 98
COUNTY OF Klamath

Personally appeared the above named John R. Gritman and Robin R. Larsen

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT43752-MS

Return to:

WARREN S. WILEY
937 LOMA LINDA
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 6th day of April A.D., 1998
at 11:45 o'clock A M. and duly recorded
in Vol. M98 of Deeds Page 11064

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee. \$30.00

Deputy