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Aspen

HC#03047421

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Vol. m98 Page 11252

TITLE & ESCROW, INC.

Filed for record at request of:

AFTER RECORDING RETURN TO:
ROBERT L. PATTERSON

PO Box 896
KLAMATH FALLS, OR 97601

Aspen Title & Escrow
on this 7th day of April A.D., 1998
at 11:17 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 11252

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

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

WILLIAM E. AKINS and DEANN L. AKINS, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to ROBERT
L. PATTERSON, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

The North 70 feet of Lot 581, MILLS ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AC TL 15400

"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:

1) Covenants, conditions, restrictions, reservations, rights,
rights of way and easements of record, if any, and apparent upon
the land.

2) Trust Deed, including the terms and provisions thereof,
recorded October 25, 1996 in Book M-96, Page 33860, Mortgage
Records of Klamath County, Oregon, in favor of South Pacific
Funding Corporation, a California Corporation.

3) Trust Deed, including the terms and provisions thereof,
recorded October 25, 1996 in Book M-96, Page 33865, Mortgage
Records of Klamath County, Oregon, in favor of Iona McNamer,
Anita J. Struble and Donald E. Struble, with rights of
survivorship.

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
\$39,500.00.

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 27th day of March, 1998.

William E. Akins
WILLIAM E. AKINS

De Ann L. Akins
DEANN L. AKINS

STATE OF OREGON, County of Klamath)ss.

On March 27, 1998 personally appeared WILLIAM E. AKINS and
DEANN L. AKINS who acknowledged the foregoing instrument to be
their voluntary act and deed.

Carole A. Linde
Notary Public for Oregon
My Commission Expires: August 15, 2000.

