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STATUTORY WARRANTY DEED

CHESTER H. HAMAKER

conveys and warrants to SELMER FRANZ WOGAN AND MARILYN M. WOGAN, TRUSTEES OF THE WOGAN Grantor,
REVOCABLE LIVING TRUST DATED JANUARY 6, 1997 Grantee,
the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 20 IN BLOCK 12 OF ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, OREGON,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK
OF KLAMATH COUNTY, OREGON

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 90,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 02 day of April 19 98

Chester H. Hamaker
CHESTER H. HAMAKER

STATE OF OREGON

County of KLAMATH } ss.

BE IT REMEMBERED, That on this 02 day of April, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named CHESTER H. HAMAKER

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Debora Buckingham Notary Public for Oregon.
My Commission expires 12-19-2000

Title Order No. K-52068
Escrow No. K52068D

After recording return to:

SELMER FRANZ WOGAN
1859 VAN NESS AVENUE
KLAMATH FALLS, OR 97601
Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

SELMER FRANZ WOGAN
1859 VAN NESS AVENUE
KLAMATH FALLS, OR 97601
Name, Address, Zip

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

First American Title

on this 9th day of April A.D., 1998
at 3:04 o'clock P M. and duly recorded
in Vol. 1148 of Deeds Page 11644

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy: