

PETER H. HEIDRICH,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

BARBARA J. BILLINGS,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

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 \$ 33,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1400 JOHNSON AVENUE, KLAMATH FALLS, OR 97601

Dated this 8th day of April, 1998.

Peter H. Heidrich
PETER H. HEIDRICHSTATE OF OregonCOUNTY OF Klamathss. April 819 98Personally appeared the above named Peter H. Heidrichand acknowledged the foregoing instrument to be A voluntary act.

(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT44231-LW

Return to:

BARBARA J. BILLINGS
1400 JOHNSON AVENUE
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

Starting at the Northeast corner of Lot 6, in Block 28 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, (said corner being located on the West line of Johnson Street); thence West along the North line of said Lot 6 a distance of 90 feet; thence South and parallel with the East line of said Lot 6 a distance of 75 feet to a point in vacated Donald Street; thence, East and parallel with the South line of said Lot 6 a distance of 90 feet, more or less to the West line of Johnson Street (being also the East line of said Lot 6 extended); thence North along said West line of Johnson Street and the East line of said Lot 6 a distance of 3 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 20th day
of April A.D., 19 98 at 11:01 o'clock A.M., and duly recorded in Vol. M98,
of Deeds on Page 12962.

FEE \$35.00

By Bernetha G. Latsch, County Clerk
Kathleen Ross