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## STATUTORY WARRANTY DEED

RUTH E. WALLACE

conveys and warrants to IVA SOWLES

Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
LOT 17 IN BLOCK 2 OF STEWART, 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 \$ 7,500.00

(Here comply with the requirements of ORS 93.030)

Dated this 15 day of April 19 98

Ruth E. Wallace  
RUTH E. WALLACE

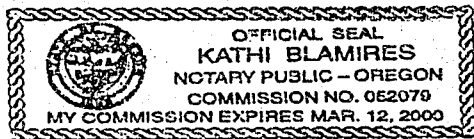
STATE OF OREGON

County of MALHEUR } ss.

BE IT REMEMBERED, That on this 16th day of April 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named RUTH E. WALLACE

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that SHE 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.



Kathi Blamires  
Notary Public for Oregon.  
My Commission expires 3-12-00

\* Title Order No. K-52260  
Escrow No. K52260D

After recording return to:

IVA SOWLES4339 DOUGLAS AVENUEKLAMATH FALLS, OR 97601

Name, Address, Zip

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

IVA SOWLES4339 DOUGLAS AVENUEKLAMATH FALLS, OR 97601

Name, Address, Zip

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

First American Titleon this 28th day of April A.D. 1998at 9:36 o'clock A M. and duly recordedin Vol. M98 of Deeds Page 13941

Bernetha G. Letsch, County Clerk

By Kathleen L. Loe

Fee, \$30.00

Deputy.

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