



WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01047603

AFTER RECORDING RETURN TO:

Mr. and Mrs. Thomas Howell

3654 Flint St.
Klamath Falls, OR 97601

Aspen Title & Escrow
on this 1st day of May A.D., 1998
at 10:31 o'clock A M. and duly recorded
in Vol. N93 of Deeds Page 14614

Bernetha G. Letsch, County Clerk

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

By Kathleen Ross
Fee, \$30.00 Deputy.

PHILIP A. CASE II and DONNA C. CASE, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to THOMAS
HOWELL and TAMMY HOWELL, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 2, Block 7, LENOX, in the County of Klamath, State of
Oregon.

Code 211, Map 3909-7CB, Tax Lot 12000

"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 covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage.

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
\$47,500.00.

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 24th day of April, 1998.

Philip A. Case II
PHILIP A. CASE, II

Donna C. Case
DONNA C. CASE

STATE OF NEVADA, County of Nye ss.

On April 24, 1998, personally appeared Philip A. Case, II and
Donna C. Case, who acknowledged the foregoing instrument to be
their voluntary act and deed.

Stephani Elliott
Notary Public for Nevada

My Commission Expires: 8-12-2001

