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MTC 44629-PS
WARRANTY DEEDVol. 1198 Page 16366

GENE H. BUNNELL and CATHIE R. BUNNELL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LORIE A. BACKER,

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 \$ 52,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1900 BURNS ST. #14, KLAMATH FALLS, OR 97603

Dated this 13th day of May, 1998

Gene H. Bunnell
GENE H. BUNNELL

Cathie R. Bunnell
CATHIE R. BUNNELL

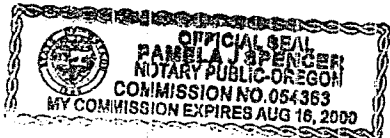
STATE OF Oregon

COUNTY OF Klamath

SS. 5/13 19 98

Personally appeared the above named GENE H BUNNELL & Cathie
R. BUNNELL

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Pamela J. Spencer
Notary Public for Oregon
My commission expires 8/16/2000

(seal)

ESCROW NO. MT44629-PS

Return to:

LORIE A. BACKER
1900 BURNS ST. #14
KLAMATH FALLS, OR 97603

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Parcel 1 of Land Partition 16-94 being the E1/2 NE1/4 NW1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH easements for roadway purposes over the existing road and as described in Agreement for Easements recorded April 13, 1990 at Volume M90, page 6991, and January 13, 1994 in Volume M94, page 1350, January 18, 1994 in Volume M94, page 1869, and June 13, 1994 in Volume M94, page 18477, Microfilm Records of Klamath County, Oregon. ALSO TOGETHER WITH an appurtenant easement recorded September 15, 1976 in Volume M76, page 14508, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

Parcel 2 of Land Partition 16-94, being the E1/2 NE1/4 NW1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a 60' wide non-exclusive private easement as set out in Partition 16-94.

TOGETHER WITH easements for roadway purposes over the existing road and as described in Agreement for Easements recorded April 13, 1990 at Volume M90, page 6991, and January 13, 1994 in Volume M94, page 1350, January 18, 1994 in Volume M94, page 1869, and June 13, 1994 in Volume M94, page 18477, Microfilm Records of Klamath County, Oregon. ALSO TOGETHER WITH an appurtenant easement recorded September 15, 1976 in Volume M76, page 14508, Microfilm Records of Klamath County, Oregon.

PARCEL 3:

The NW1/4 of the NE1/4 of the NW1/4, Section 28, Township 40 South, Range 8 East of the Willamette Meridian, TOGETHER WITH easements for roadway purposes with the existing road as described in Agreement for Easements recorded September 15, 1976 in Volume M76, page 14508, recorded September 21, 1976 in Volume M76-14762, and recorded November 12, 1993 in Volume M93, page 29865, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 13th day
of May A.D., 19 98 at 3:44 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 16366.

Bernetha C. Letsch, County Clerk

FEE \$35.00

By Kordell R. Rasmussen