

After recording return to:

BRENDA K. PASSMORE

315 STURTEVANT RD.

LEBANON, OR 97355

TITLE ORDER NO: K-52345

KEY ESCROW NO: 41-1547

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

CALVIN L. GRANGER and LORRAINE L. GRANGER, husband and wife Grantor,
conveys and warrants to:

BRENDA K. PASSMORE, an individual, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

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

Tax Account No: 150605

Map No: 2408-36DD-C1100

Tax Account No: 596526

Map No: 2408-36DD-C1000

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 \$50,000.00. However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

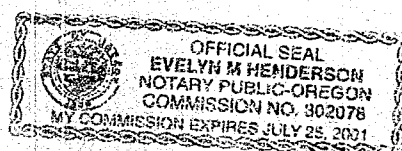
If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 5 day of JUNE, 1998.

GRANTOR(S):

Calvin L. Granger
CALVIN L. GRANGER

Lorraine L. Granger
LORRAINE L. GRANGER



STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on JUNE 5, 1998,
by CALVIN L. GRANGER and LORRAINE L. GRANGER

Evelyn M. Henderson
Notary Public for Oregon

My commission expires: 7-25-01

EXHIBIT "A"
DESCRIPTION OF PROPERTY

19441

A portion of Lot 1, Block 1, PINNEY'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, located in the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of Lot 1, Block 1, Pinney's Acres; thence northeasterly along the easterly line of U.S. Highway 97 as shown on the plat of Pinney's Acres to the Northwest corner of Lot 1, Block 1; thence South 89°20'00" East along the North line of Lot 1, Block 1, Pinney's Acres, 230.71 feet; thence South 00°39'00" West parallel with the East line of Lot 1, Block 1, Pinney's Acres, 405.82 feet; thence North 89°21'15" West, 144.55 feet; thence North 00°38'45" East, 49.39 feet; thence North 89°21'15" West 107.50 feet; thence South 40°38'35" West, 311.99 feet to the true point of beginning.

Subject to:

1. Rights of the public in any existing easement for power lines, telephone lines, or other public utilities.
2. Restrictions and agreements contained in Deed to the State of Oregon by and through its State Highway Commission, recorded in Deed Volume 252 page 33 and as revised by the Indenture of Access recorded in Deed Volume 255 page 188, and in Deed Volume 255 page 669, records of Klamath County, Oregon.
3. Covenants, Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, in the dedication of Pinney Acres as follows: "(1) a 16 foot utility easement along back of all lots; (2) a 16 foot utility easement centered on line between Lots 1 and 2 Block 1 and Lots 1 and 2, Block 2; (3) a 20 foot building set-back along each side of Pinney Street; (4) a one foot street plug at east end of Pinney Street which is donated to Klamath County".
4. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets or highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ First American Title _____ the _____ day
of _____ June _____ A.D., 19 98 at 1:13 o'clock P.M., and duly recorded in Vol. M98
of _____ Deeds _____ on Page 19440

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross