

98 JUN 22 AM 1:14

Aspen ATC # 01047817
 TITLE & ESCROW, INC. WARRANTY DEED

ASPEN TITLE ESCROW NO. 01047817

AFTER RECORDING RETURN TO:
 LEONARD A. LEWIS
 1726 Menlo Way
 Klamath Falls, OR. 97601

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

GARY M. WALTERS and VICKIE L. WALTERS, husband and wife,
 hereinafter called GRANTOR(S), convey(s) and warrants to
 LEONARD A. LEWIS, hereinafter called GRANTEE(S), all that real
 property situated in the County of Klamath, State of Oregon,
 described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
 HEREIN

"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:

1) Covenants, conditions, restrictions, reservations, rights,
 rights of way and easements of record, if any, and apparent upon
 the land.

2) Trust Deed, including the terms and provisions thereof,
 recorded March 20, 1997, in Book M-97, Page 8272, Mortgage
 Records, Klamath County, Oregon, in favor of Harry Aldridge and
 Audrey Aldridge, Trustees of the Aldridge Family Trust, which
 Trust Deed the Grantee herein agrees to assume and pay
 according to the terms contained therein.,

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
 \$26,885.04.

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 4th day of June, 1998.

Gary M. Walters
 GARY M. WALTERS

Vickie L. Walters
 VICKIE L. WALTERS

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 5th
 day of June, 1998, by Gary M. Walters and Vickie L. Walters.

Before me: [Signature]
 Notary Public for Oregon
 My Commission Expires: 5/31/2022

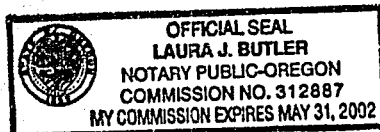


EXHIBIT "A"

PARCEL 1:

All that portion of Lots 20 and 21, Resubdivision Plat of Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northeast corner of Lot 21; thence West along the North line of Lot 21, 17 feet; thence Southwesterly at an angle of 103 degrees 37' with Orchard Avenue 77 feet, more or less, to the Southwesterly line of Lot 21; thence Southeasterly 4.5 feet to the South corner of Lot 21; thence Southeasterly along Southwesterly line of Lot 20, 31 feet; thence Southeasterly at an angle of 104 degrees 30' with Orchard Avenue 98.3 feet, more or less, to the North line of Lot 20; thence West 18 feet to the place of beginning.

PARCEL 2:

Being all that portion of the strip of land contiguous to the Southeasterly 4.5 feet (Deed distance) of Lot 21 and the Southwesterly 31 feet (Deed distance) of Lot 20, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, shown on the map filed May 1, 1926 in the Klamath County Records and between the extensions of the boundary lines which subdivide the East portion of said Lot 21 and the West portion of said Lot 20 as described in the Warranty Deed dated September 20, 1974, recorded in Volume M-74 at Page 12453, Microfilm Records of Klamath County, Oregon, when extended to the centerline of that strip of land described in that certain correction deed to the United States dated September 28, 1912, recorded in Book 38 at Page 209, Deed Records of Klamath County, Oregon.

CODE 1 MAP 3809-33AD TL 2400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of June A.D., 19 98 at 11:14 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 21535

FEE \$35.00

By Bernetha G. Leisch, County Clerk