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WARRANTY DEED

Unless a change is requested, all tax statements shall be sent to Grantee at the following address:

P.O. Box 838
Gilchrist, OR 97737

After recording, this Deed shall be delivered to:

Lisa N. Bertalan
P O BOX 1151
BEND OR 97709-1151

The true consideration for this transfer is \$3,600.

JOYCE E.MARTIN, Grantor, conveys and warrants to JEREMY CLYDE BLANEY,

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

A portion of Lot 2, Block 1, RIVER PINE ESTATES, Klamath County, Oregon, excepting therefrom any portion lying within the SW1/4NE1/4 of Section 24, Township 23 South, Range 9, EWM.

SUBJECT TO all exceptions to coverage contained in Grantor's policy or policies of title insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record, or which an accurate survey or inquiry of parties and possession of the property would disclose.

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

- 1 - WARRANTY DEED

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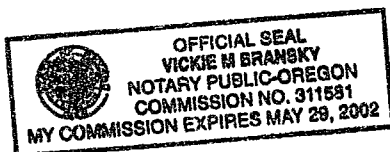
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 22nd day of June 1998

Joyce E. Martin
JOYCE E. MARTIN

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 22 day of June, 1998, by JOYCE E. MARTIN.



Vickie M. Bransky
Notary Public for Oregon
My Commission expires: 5-29-02

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Robert S. Lovlein the 1st day
of July A.D., 19 98 at 1:57 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 23299

FEE \$35.00

By Kathleen Ross
Bernetha G. Letsch, County Clerk

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