



TITLE & ESCROW, INC.

WARRANTY DEED

ATC #03047971

ATC #03047971
AFTER RECORDING RETURN TO:
JAMES & DORIS WOODWARD
2950 CREST STREET
KLAMATH FALLS, OR 97603

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

NANCY D. WILKINS, hereinafter called GRANTOR(S), convey(s) and
warrants to JAMES P. WOODWARD and DORIS K. WOODWARD, husband
and wife, 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 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
\$76,000.00.

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 2 day of JULY, 1998.

Nancy D. Wilkins
NANCY D. WILKINS

California Sonoma

STATE OF OREGON, County of ~~Klamath~~.

On July 2, 1998, personally appeared NANCY D. WILKINS who
acknowledged the foregoing instrument to be her voluntary act
and deed.

Patricia B. Murray
Notary Public for ~~Oregon~~ *California*
My Commission Expires: *03/03/00*

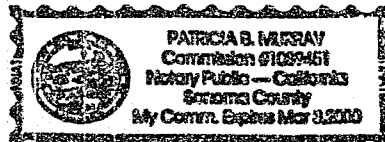


EXHIBIT "A"

PARCEL 1:

Lot 12, Block 4, ALTAMONT ACRES, in the County of Klamath, State of Oregon. TOGETHER WITH an easement for driveway purposes over the following described property:

Fifteen (15) feet off the Westerly end of the W 1/2 of Lot 11, Block 4, ALTAMONT ACRES, in the County of Klamath, State of Oregon.

PARCEL 2:

The Westerly fifteen (15) feet of the W 1/2 of Lot 11, Block 4, ALTAMONT ACRES, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the Southerly 5 feet thereof conveyed to Klamath County for road purposes by instrument recorded June 21, 1961 in Book 330 at Page 391, Deed Records of Klamath County, Oregon.

CODE 41 MAP 3909-3DC TL 900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of ASPEN TITLE the 8TH day
of JULY A.D. 19 98 at 11:22 o'clock A M., and duly recorded in Vol. M98,
of DEEDS on Page 24025.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen Brown