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TITLE & ESCROW, INC. WARRANTY DEED

ATC #03047898

AFTER RECORDING RETURN TO:

RUSSELL K. MONTEITH

MICHELLE R. FINNEY

1875 HOPE STREET

KLAMATH FALLS, OR 97603

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

KENNETH SCOTT KIRKHAM and SUSAN L. KIRKHAM, hereinafter called
GRANTOR(S), convey(s) and warrants to RUSSELL K. MONTEITH and
MICHELLE R. FINNEY, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

The South 80 feet of the North 160 feet of Lot 81, PLEASANT
HOME TRACTS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-2DA TL 6400

"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
\$62,000.00.

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 7th day of July, 1998.

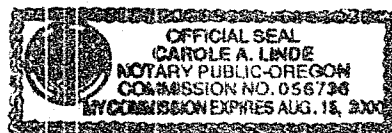
Kenneth Scott Kirkham
Susan L. Kirkham
KENNETH SCOTT KIRKHAM

Susan L. Kirkham
SUSAN L. KIRKHAM

STATE OF OREGON, County of Klamath)ss.

On July 7, 1998, personally appeared KENNETH SCOTT KIRKHAM
AND SUSAN L. KIRKHAM who acknowledged the foregoing instrument
to be their voluntary act and deed.

Carole A. Linde
Notary Public for Oregon
My Commission Expires: 8/15/00



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of July A.D., 19 98 at 3:29 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 24393

FEE \$30.00

By *Bernetha G. Letsch* County Clerk