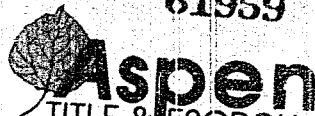


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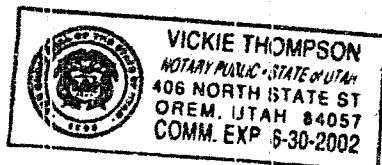
98 JUL 10 AM 11:38

Vol. M98 Page 24576WARRANTY DEED  
TITLE & ESCROW, INC. ATC # 02048015AFTER RECORDING RETURN TO:  
JOYCE C. SELLARS  
1777 KIMBERLY DRIVE  
KLAMATH FALLS, OREGON 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEMICHAEL SELLARS, hereinafter called GRANTOR(S), convey(s) and  
warrants to JOYCE C. SELLARS hereinafter called GRANTEE(S), all  
that real property situated in the County of KLAMATH, State of  
Oregon, described as:Lot 5, Block 13, FOURTH ADDITION TO WINEMA GARDENS, in the  
County of Klamath, State of Oregon.

Code 143 Map 3909-1AB TL 500

"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 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 those apparent on the land,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 love and  
Affection.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 8th day of July, 1998.Michael J. Sellars  
MICHAEL SELLARSSTATE OF CALIFORNIA, County of Utah ) ss.On this 8th day of July, 1998,Personally appeared the above named Michael Sellars and  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

Before me:

Vickie Thompson  
Notary Public for OregonMy Commission Expires: 6-30-2002STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrowon this 10th day of July A.D., 1998  
at 11:38 o'clock A M. and duly recorded  
in Vol. M98 of Deeds Page 24576

Bernetha G. Letsch, County Clerk

By Pauline M. Nelson  
Deputy.

Fee, \$30.00