



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

ATC# 03047940

ATC #03047940

AFTER RECORDING RETURN TO:
TEDDIE D. FRANKLIN
921 OWENS STREET
KLAMATH FALLS, OR 97601

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

DONALD N. CAUGHEY and BARBARA A. CAUGHEY, hereinafter called
GRANTOR(S), convey(s) and warrants to TEDDIE D. FRANKLIN,
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
\$42,000.00.

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 2nd day of July, 1998.

Donald N. Caughey
DONALD N. CAUGHEY

Barbara A. Caughey
BARBARA A. CAUGHEY

STATE OF OREGON, County of Klamath)ss.

On July 2, 1998, personally appeared DONALD N. CAUGHEY AND
BARBARA A. CAUGHEY 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.

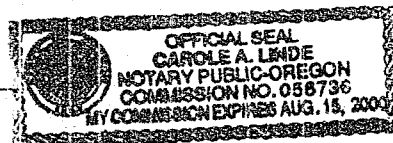


EXHIBIT "A"

24662

The Northerly 40 feet of Lots 702 and 703, Block 104, MILLS
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of
Klamath, State of Oregon, further described as follows:

Beginning at the Northwesterly corner of Lot 703 aforesaid
being the corner of Owens Street and the alley through Block
104 aforesaid; thence East along the Southerly line of Alley
100 feet, more or less to the East line of Lot 702 aforesaid;
thence South along said East line of said Lot, 40 feet; thence
West and parallel with Applegate Avenue, 100 feet, more or less
to Owens Street; thence North along East side of Owens Street,
40 feet to the point of beginning.

CODE 1 MAP 3809-33DB TL 4600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 10th day
of July A.D., 19 98 at 3:25 o'clock P M., and duly recorded in Vol. M98
of deeds on Page 24661.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Bernetha G. Letsch