



TITLE & ESCROW, INC. ATC 03047896

WARRANTY DEED

AFTER RECORDING RETURN TO:  
RODNEY & PEGGY TIETJEN  
713 NORTH 9TH STREET  
KLAMATH FALLS, OR 97601

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

DANIEL LEE JACKSON and TAMARA JACKSON and ROBERT E. SHERINIAN,  
hereinafter called GRANTOR(S), convey(s) and warrants to RODNEY  
TIETJEN and PEGGY R. TIETJEN, 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  
\$61,900.00.

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 9 day of July, 1998.

Daniel Lee Jackson by Tamara Jackson as attorney in fact  
DANIEL LEE JACKSON TAMARA JACKSON

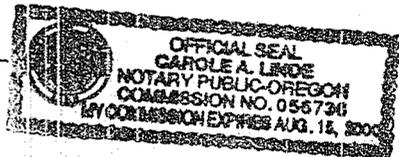
Robert E. Sherinian by Tamara Jackson as attorney in fact  
ROBERT E. SHERINIAN

STATE OF OREGON, County of Klamath)ss.

On July 9, 1998, personally appeared TAMARA JACKSON,  
individually and as attorney in fact for DANIEL LEE JACKSON AND  
ROBERT E. SHERINIAN, on behalf of said principals.

Carole A. Dime

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



## EXHIBIT "A"

Lot B, Block A, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, according to the Supplemental Plat of Block A, NICHOLS ADDITION now on file in the office of the County Clerk of Klamath County, Oregon.

ALSO 2 feet off the Southerly side of the alley and adjoining said Lot B, Block A, NICHOLS ADDITION, same having been granted by the passing of Ordinance No. 2040 by the Common Council of the City of Klamath Falls, Oregon, said Ordinance being recorded January 9, 1930 in Book 88 at Page 470, Deed Records of Klamath County, Oregon.

CODE 1 MAP 3809-29DC TL 10700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day  
of July A.D., 19 98 at 11:38 o'clock A M., and duly recorded in Vol. M98  
of Deeds on Page 25470

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross