

**Aspen**

TITLE & ESCROW, INC.

WARRANTY DEED

ATC # 3048064

AFTER RECORDING RETURN TO:

DARRYL D. BAETH

JOANNE M. BAETH

10178 E. LANGELL VALLEY ROAD

BONANZA, OR 97623

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

LYLE SMITH and BONNIE SMITH husband and wife, hereinafter
called GRANTOR(S), convey(s) and warrants to DARRYL D. BAETH
and JOANNE M. BAETH husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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
\$110,000.00.

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 14th day of July 1998.

LYLE SMITH

BONNIE SMITH

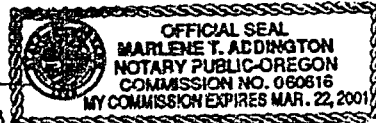
STATE OF OREGON, County of Klamath)ss.

On July 14, 1998, personally appeared Lyle Smith and Bonnie
Smith who acknowledged the foregoing instrument to be their
voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon

My Commission Expires: 5/31/2002 3-22-01

Marlene T. Addington
N.P.



A parcel of land situate in the NW 1/4 of the NE 1/4 of Section 1, Township 40 South, Range 13, East of the Willamette Meridian, Klamath County, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of the NW 1/4 of the NE 1/4 of said Section 1, thence West along the North line of said NW 1/4 of the NE 1/4, 400 feet; thence South Parallel to the East line of the NW 1/4 of the NE 1/4, 145 feet; thence East parallel to the North line of the NW 1/4 of the NE 1/4, 400 feet more or less to the East line of the NW 1/4 of the NE 1/4; thence North along said East line 145 feet to the point of beginning.

Tax Acct. No.: 056 - 4013-00100-00201 Key No.: 863293

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 15th day
of July A.D., 19 98 at 3:39 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 25597.

FEE \$35.00

By Bernetha G. Letsch County Clerk