



WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

ATC 03048071

Filed for record at request of:

ASPEN TITLE ESCROW NO. 03048071
AFTER RECORDING RETURN TO:
FRANK WENTWORTH
CAROLYN WENTWORTH

Aspen Title & Escrow

on this 20th day of July A.D., 1998
at 3:46 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 26393

Bernetha G. Letsch, County Clerk

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

By Kathleen Ross
Fec. \$30.00 Deputy.

CLINTON DOYLE GARDNER AND EADIE LAVON GARDNER, hereinafter called GRANTOR(S), convey(s) and warrants to FRANK WENTWORTH AND CAROLYN WENTWORTH, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 33 and 34, Block 21, Tract no. 1005, Klamath River Acres Fourth Addition, in the County of Klamath, State of Oregon.

CODE 97 MAP 3907-26D0 TL 100
CODE 95 MAP 3907-26D0 TL 200

"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 \$90,000.00.

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 26th day of July, 1998.

Clinton Doyle Gardner
CLINTON DOYLE GARDNER

Eadie Lavon Gardner
EADIE LAVON GARDNER

STATE OF OREGON, County of Klamath)ss.

On July 16, 1998, personally appeared Clinton Doyle Gardner and Eadie Lavon Gardner, who acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: April 10, 2000

