

63156

MTC 45121-MS
WARRANTY DEEDVol. 1798 Page 26754

METROPOLITAN MORTGAGE AND SECURITIES CO., INC., a corporation
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DENENE M. IRION,

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

This deed is made expressly subject to all restrictions, exceptions,
reservations, easements, rights-of-way, conditions and covenants in view and of record.

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 30.930.

The true and actual consideration for this conveyance is \$ 61,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4863 WOCUS ROAD, KLAMATH FALLS, OR 97601

Dated this 26th day of June, 1998.

METROPOLITAN MORTGAGE AND SECURITIES CO., INC.

BY: [Signature]

Doug Greybill, Vice President

STATE OF Washington, County of Spokane) ss.

This instrument was acknowledged before me on June 26, 1998

by Doug Greybill

as Vice President

of Metropolitan Mortgage & Securities Co., Inc.

[Signature]
Notary Public of Washington

My commission expires 8/24/2000

ESCROW NO. MT45121-MS

Return to:

DENENE M. IRION

4863 WOCUS ROAD

KLAMATH FALLS, OR 97601

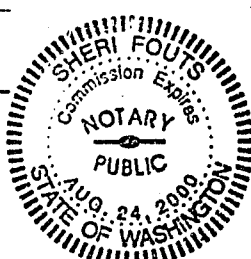


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land described as follows: Beginning at a point which lies South 1 degree 21' West along the quarter line a distance of 605.5 feet and North 89 degrees 09' West a distance of 20 feet from the iron axle which marks the quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: Continuing North 89 degrees 09' West a distance of 738.84 feet to a point on the Easterly right of way line of the Dalles-California Highway; thence following the Easterly right of way line of the Dallas-California Highway South 6 degrees 02' West a distance of 110 feet to a point; thence South 88 degrees 25' East a distance of 327.7 feet to a point, thence South 6 degrees 02' West parallel to the Easterly right of way line of the Dalles-California Highway distance of 585.55 feet to a point on the forty line; thence North 89 degrees 41' East along the forty line a distance of 468 feet to a point; thence North 1 degrees 21' East a distance of 687.5 feet, more or less, to the point of beginning, said tract, in the NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day
of July A.D., 19 98 at 3:45 o'clock P. M., and duly recorded in Vol. M98,
of Deeds on Page 26754.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross