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Vol. 1998 Page 27741

WARRANTY DEED

TITLE & ESCROW, INC. ATC 03048154

ATC #03048154

AFTER RECORDING RETURN TO:

DALE & SARA ANDERT

1016 NEWCASTLE AVENUE

KLAMATH FALLS, OR 97601

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

DIANE FRAZIER MOTHERSHEAD, TRUSTEE OF THE DIANE FRAZIER
MOTHERSHEAD TRUST, DATED MARCH 1, 1978, hereinafter called
GRANTOR(S), convey(s) and warrants to DALE D. ANDERT and SARA
E. ANDERT, 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
\$153,500.00.

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 ____ day of July, 1998.

Diane Frazier Mothershead
DIANE FRAZIER MOTHERSHEAD, TRUSTEE
Trustee

Diane Frazier Mothershead
DIANE FRAZIER MOTHERSHEAD, INDIVI.

CALIFORNIA PLACER
STATE OF ~~OREGON~~, County of ~~Klamath~~ ss.

On July 27, ~~1998~~ ¹⁹⁹⁸, personally appeared DIANE FRAZIER
MOTHERSHEAD who acknowledged the foregoing instrument to be her
voluntary act and deed.

Michael H. Farwell
Notary Public for California
My Commission Expires: 12-16-98

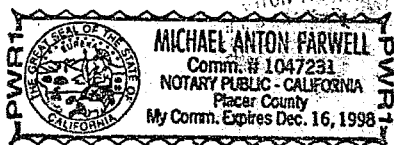


EXHIBIT "A"

27742

PARCEL 1:

A portion of Lots 15 and 16, Block 40 and the S 1/2 of the adjacent vacated alley as described in vacation order #5376, all in HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron rod on the West boundary of said Lot 15 said point being North 21 degrees 14' West 80 feet from the Southwest corner of said Lot 15; thence North 21 degrees 14' West 70 feet to the centerline of said vacated alley; thence Easterly along the centerline of said vacated alley 99.70 feet to a point on the West line of Newcastle Street; thence South 21 degrees 14' East 70.01 feet to a 1/2 inch iron rod; thence Westerly 99.70 feet to the point of beginning.

CODE 1 MAP 3809-28BC TL 2100

PARCEL 2:

The Westerly 10 feet of the Southerly 80 feet of Lot 15, Block 40, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28BC TL 1800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day
of July A.D., 19 98 at 11:30 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 27741.

FEE \$35.00

By Kathleen Rosa Bernetha G. Leisch, County Clerk