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'98 JUL 31 AM 1:30

Vol. 198 Page 28097WARRANTY DEED
TITLE & ESCROW, INC. ATC 02048100

AFTER RECORDING RETURN TO:
 GERALD JOSEPH NELSON
 TERRY J. NELSON
 805 WOCUS ROAD
 KLAMATH FALLS, OREGON 97601

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

THEODORE B. DEVORE AND KAREN L. DEVORE husband and wife,
 hereinafter called GRANTOR(S), convey(s) and warrants to GERALD
 JOSEPH NELSON and TERRY J. NELSON 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 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 those apparent on the land,

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 \$-0-.

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 28th day of July, 1998.

Theodore B. DeVore
 THEODORE B. DEVORE

Karen L. DeVore
 KAREN L. DEVORE

STATE OF OREGON, County of Klamath)ss.

On this 28th day of July, 1998,

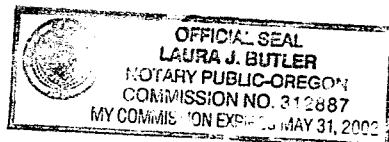
Personally appeared the above named Theodore B. Devore and
 Karen L. Devore and acknowledged the foregoing instrument to be
 their voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires:

Laura J. Butler
5/31/2002



ATC 48100

EXHIBIT "A"

28098

A portion of Lots 10 and 11, Block 5, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Easterly corner of Lot 10 in Block 5 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, running thence Northwesterly along the Southerly line of Crater Street to the most Northerly corner of Lot 11 of said Block 5; thence Southwesterly along the line between Lots 11 and 12 of said Block 5, a distance of 75 feet; thence Southeasterly parallel to Crater Street, to the Northerly line of Wocus Street; thence Northeasterly along the said line of Wocus Street, 75 feet to the point of beginning.

CODE 1 MAP 3809-19CD TL 1100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 31st day
of July A.D., 19 98 at 11:30 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 28097

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosa