

RICHARD A. SEWELL,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

SUSAN F. BENTLEY,

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:

Lot 7 in Block 2, of ANTELOPE MEADOWS, according to the official plat thereof on file in the office of the County clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 2310 016AO 03100

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.

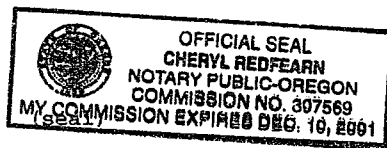
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 125,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1111 SEACOAST DR. #56, IMPERIAL BEACH, CA 91932

Dated this 29 day of July, 1998

Richard A. Sewell
RICHARD A. SEWELL

STATE OF OregonCOUNTY OF Deschutesss. July 29 1998Personally appeared the above named Richard A. Sewelland acknowledged the foregoing instrument to be A voluntary act.

Before me:

Cheryl Redfearn
Notary Public for

My commission expires

ESCROW NO. SR012982CR

Return to:

SUSAN F. BENTLEY
1111 SEACOAST DR. #56
IMPERIAL BEACH, CA 91932

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 31st day of July A.D., 1998
at 11:38 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 28138

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee,

\$30.00

Deputy: