



TITLE & ESCROW, INC.

WARRANTY DEED

STATE OF OREGON
County of Klamath ss.

ARC 03047619

Filed for record at request of:

ASPEN TITLE ESCROW NO. 03047619

AFTER RECORDING RETURN TO:

Mr. and Mrs. Black

PO BOX 1200

CHILOQUIN, OR 97501

Aspen Title & Escrow

on this 10th day of August A.D., 1998
at 3:35 o'clock P. M. and duly recorded
in Vol. 1198 of Deeds Page 29313

Bernetha G. Letsch, County Clerk

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

by Kathleen Rose
Fec. \$30.00 Deputy

ANNETTE T. AESCHBACH, hereinafter called GRANTOR(S), convey(s)
to DOUGLAS A. BLACK and SUSAN M. BLACK, HUSBAND AND WIFE,
hereinafter called the GRANTEE, all that real property situated
in the County of Klamath, State of Oregon, described as:

Lots 14, 15 and 16, Block 12, WEST CHILOQUIN, in the City of
Chiloquin, County of Klamath, State of Oregon.

CODE 12 MAP 3407-34CD TL 1600

"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, Trust Deed, including
the terms and provisions thereof dated October 23, 1997, and
recorded November 17, 1997, in Book M-97, Page 37792, Mortgage
Records of Klamath County, Oregon, in favor of Mark H. Hilton
and Monserrate M. Hilton, husband and wife, which Trust Deed the
Grantees herein agree to assume and pay according to the terms
and conditions contained therein.

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
\$33,000.00.

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 20th day of April, 1998.

ANETTE T. AESCHBACH
ANNETTE T. AESCHBACH

STATE OF OREGON, County of Klamath ss.

On April 21, 1998, personally appeared ANNETTE T. AESCHBACH
who acknowledged the foregoing instrument to be her voluntary
act and deed.

Carole A. Chinde
Notary Public for Oregon
My Commission Expires: 8/15/00

