



WARRANTY DEED

ATC #03043207

AFTER RECORDING RETURN TO:
SCOTT & JANELLE PRESTON
1919 MELROSE STREET
KLAMATH FALLS, OR 97601

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

PATRICE POLLARD, who acquired title as PATRICE TIMMONS, also known as VIVIENNE PATRICE TIMMONS, hereinafter called GRANTOR(S), convey(s) and warrants to SCOTT PRESTON and JANELLE L. PRESTON, 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 \$106,000.00.

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 10th day of August, 1998.

Patrice Pollard
PATRICE POLLARD

STATE OF OREGON, County of Klamath)ss.

On August 10, 1998, personally appeared PATRICE POLLARD who acknowledged the foregoing instrument to be her voluntary act and deed.

Carol A. Ginde
Notary Public for Oregon
My Commission Expires: 8/15/00.

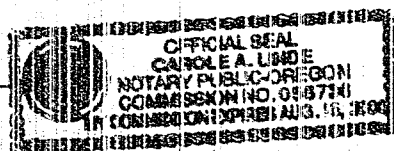


EXHIBIT "A"

A portion of Lots 17, 18 and 19, Block 37, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southeasterly corner of Lot 19 in Block 37, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, being at the intersection of the alley and Melrose Street; thence Northwesterly along the Westerly line of alley a distance of 125 feet; thence Southwesterly parallel with Melrose Street a distance of 50 feet; thence Southeasterly parallel with Eldorado Street a distance of 125 feet to Melrose Street; thence Northeasterly to the point of beginning of this description.

CODE 1 MAP 3809-28CB TL 900

STATE OF OREGON: COUNTY OF KLAMATH: ss:

Filed for record at request of Aspen Title & Escrow the 10th day
of August A.D., 1998 at 9:36 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 29322

FEE \$35.00

By Kathleen Rose Bernetha G. Letsch, County Clerk