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STATUTORY WARRANTY DEED

LAWRENCE A. WAGNER

conveys and warrants to LAWRENCE A. WAGNER AND WINTFRED A. WAGNER, HUSBAND AND WIFE

Grantor,

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 1 IN BLOCK 1 OF TRACT 1044, WEMBY PARK, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 50.930.

The true consideration for this conveyance is \$ 4.5 (Here comply with the requirements of ORS 93.030)

Dated this 28 day of August 19 98

Lawrence A. Wagner
LAWRENCE A. WAGNER

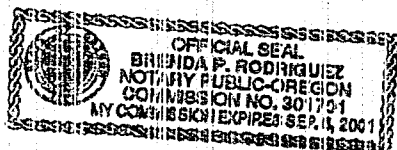
STATE OF OREGON

County of Klamath } ss.

BE IT REMEMBERED, That on this 18th day of August 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named LAWRENCE A. WAGNER

Known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Brigid P. Rodriguez
My Commission expires 9-11-01

Notary Public for Oregon.

Title Order No. K-52697Escrow No. K52697D

After recording return to:

LAWRENCE A. WAGNER4340 HOMEDALE ROADKLAMATH FALLS, OR 97603

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.

LAWRENCE A. WAGNER4340 HOMEDALE ROADKLAMATH FALLS, OR 97603

Name, Address, Zip

STATE OF OREGON,
County of Klamath } ss.

Filed for record at request of:

First American Title

on this 11th day of August A.D., 1998at 3:11 o'clock P. M. and duly recordedin Vol. M98 of Deeds Page 29445

Bernetha G. Ietsch, County Clerk

Fee, \$30.00

Deputy: