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MTL 45262-MS

WARRANTY DEED Vol. 1998 Page 29852

BRETT E. SMITH and MARY ANNE SMITH, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 SHERRY E. PRESTON-HUGUENIN,
 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:

Lots 1 and 2 in Block 6 of ORIGINAL TOWN OF BONANZA, according to the
 official plat thereof on file in the office of the County Clerk of
 Klamath County, Oregon.

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 \$ 49,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: P.O. BOX 417, Bonanza, OR 97623

Dated this 12 day of August, 1998.

Brett E. Smith
 BRETT E. SMITH

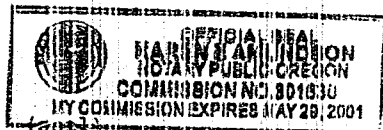
Mary Anne Smith
 MARY ANNE SMITH

STATE OF Oregon SS. August 12 19 98
 COUNTY OF Klamath

Personally appeared the above named Brett E. Smith
Mary Anne Smith

and acknowledged the foregoing instrument to be their voluntary act.

Before me:



Karen E. Comendador
 Notary Public for Oregon
 My commission expires 5-29-01

ESCROW NO. MT45262-MS

Return to:

SHERRY E. PRESTON-HUGUENIN
 P.O. BOX 417
 Bonanza, OR 97623

STATE OF OREGON
 County of Klamath SS.

Filed for record at request of:

Amerititle
 on this 13th day of Aug A.D., 1998
 at 3:15 o'clock P M. and duly recorded
 in Vol. M98 of Deeds Page 29852

Bernetha G. Letsch, County Clerk

By Kardum Ross

Fee, \$30.00

Deputy.