



WARRANTY DEED

ATC 03048003

ATC #03048003
AFTER RECORDING RETURN TO:
ELA R. DOUGLAS
1913 LAST STREET
KLAMATH FALLS, OR 97601

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

WILLIAM E. DAVIS and TINA M. PETTIT, hereinafter called
GRANTOR(S), convey(s) and warrants to ELA R. DOUGLAS,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

The Southwesterly 100 feet of Lot 9, Block 73, BUENA VISTA
ADDITION TO THE CITY OF KLAMATH FALLS, being the portion of said
Lot 9, lying Southwesterly of a line drawn 40 feet Southwesterly
of and parallel to the Northeasterly line of said Lot 9, in the
County of Klamath, State of Oregon.

CODE 1 MAP 3809-29B0 TL 1900

"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
\$50,000.00.

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 12th day of August, 1998.

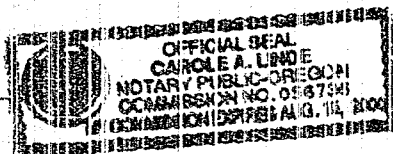
William E. Davis
WILLIAM E. DAVIS

Tina M. Pettit
TINA M. PETTIT

STATE OF OREGON, County of Klamath) ss.

On August 12, 1998, personally appeared WILLIAM E. DAVIS AND
TINA M. PETTIT who acknowledged the foregoing instrument to be
their voluntary act and deed.

Carole A. Lindo
Notary Public for Oregon
My Commission Expires: 8/15/03.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 13th day
of August A.D., 19 98 at 3:00 o'clock P.M., and duly recorded in Vol. 2998
of Deeds on Page 29953

FER \$30.00

By *Bernetha G. Letsch* Bernetha G. Letsch, County Clerk