

98 AUG 19 P3:37

PATRICIA A. RAMEY, WHO ACQUIRED TITLE AS PATRICIA A. SIMANSON,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LAURA THOMAS,

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:

The Southeasterly 55 feet of Lot 1, Block 39, FIRST ADDITION TO THE CITY
OF KLAMATH FALLS, 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 \$ 42,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 624 N. 2nd Klamath Falls OR 97601

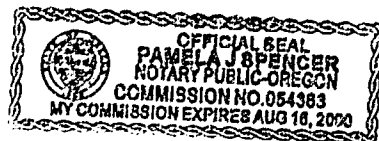
Dated this 18th day of August, 1998.

Patricia A. Ramey
PATRICIA A. RAMEY

STATE OF Oregon ss. 8/18 19 98
COUNTY OF Klamath
Personally appeared the above named Patricia A. Ramey

and acknowledged the foregoing instrument to be her voluntary act.

(seal)



Before me:

Pamela J. Spencer
Notary Public for OREGON
My commission expires 8/16/2000

ESCROW NO. MT45667-PS

Return to:

LAURA THOMAS

624 N. 2nd
Klamath Falls OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 19th day of August A.D., 1998
at 3:37 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 30609

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.