

TITLE NO. 45639
 ESCROW NO. 10-7142-98
 TAX ACCT. NO. 2507036C002700

WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

MARK V. BLACKMORE and KENA BLACKMORE, as tenants by the entirety,
 Grantor,

conveys and warrants to

RON TRACY GULBRANSON and DONNA LOUISE GULBRANSON, husband and wife, Grantee,

the following described real property free of encumbrances except as
 specifically set forth herein:

LOT 8 IN BLOCK 4 OF TRACT 1042, TWO RIVERS NORTH, ACCORDING TO THE
 OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
 KLAMATH COUNTY, OREGON.

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.

Encumbrances:

1998/99 TAXES WHICH ARE A LIEN BUT NOT YET DUE AND PAYABLE, THE PREMISES
 HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS,
 INCLUDING THE POWER OF ASSESSMENT & EASEMENTS OF WALKER RANGE TIMBER,
 RESERVATIONS, A 25 FOOT BUILDING SETBACK LINE, RESTRICTIONS, COVENANTS,
 CONDITIONS AND ANY CLAIM BASED ON ANY PROHIBITION OR LIMITATION ON THE
 USE, OCCUPANCY, OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF
 THE PUBLIC TO USE ANY WATERS WHICH MAY COVER THE LAND FOR FISHING OR
 NAVIGATION, OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY
 FORMERLY HAVE BEEN COVERED BY WATER OF RECORD.

The true consideration for this conveyance is \$15,000.00 (Here comply with
 the requirements of ORS 93.030*).

Dated this 21 day of August, 1998; if a corporate grantor,
 it has caused its name to be signed by order of its board of directors.

Mark V. Blackmore
 MARK V. BLACKMORE

Kena Blackmore
 KENA BLACKMORE

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on Aug. 21, 1998,
 by MARK V. BLACKMORE and KENA BLACKMORE

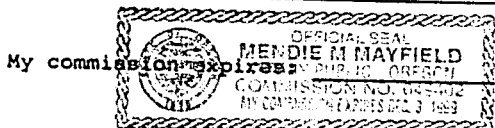
Mendie M. Mayfield
 Notary Public for Oregon

MARK V. BLACKMORE

GRANTOR'S NAME AND ADDRESS

RON TRACY GULBRANSON

GRANTEE'S NAME AND ADDRESS



My commission expires Aug. 21, 1998.
 Until a change is requested
 all tax statements shall be
 sent to the following address:
 *** SAME AS GRANTEE ***

After recording return to:
 TITLE GUARANTY COMPANY OF OREGON
 299 EAST 18TH AVENUE
 EUGENE, OR 97401

April 1990 Rev

[illegible]

31096

THE UNIVERSITY OF CHICAGO PRESS
50 EAST LEXINGTON AVENUE
NEW YORK, N.Y. 10017-2473

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day
of August A.D., 19 98 at 3:42 o'clock P M., and duly recorded in Vol. M98,
of Deeds on Page 31095.

FEE \$35.00

By Kathleen Rose Bernetha G. Letsch, County Clerk

[Handwritten signature]

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