

'98 AUG 27 P3:42

**Aspen**

TITLE & ESCROW, INC.

WARRANTY DEED

ATC 01048229

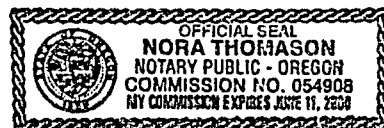
ASPEN TITLE ESCROW NO. 01048229

AFTER RECORDING RETURN TO:

Mr. Jerry Wallace

2745 NW John Olson #E53
Hillsboro, OR 97124UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEHAROLD W. BAILEY, hereinafter called GRANTOR(S), convey(s) and
warrants to JERRY WALLACE, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:The N 1/2 of Lots 29 and 30 in Block 2 of INDUSTRIAL ADDITION
TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State
of Oregon.

Code 1, Map 3809-33CA, Tax Lot 5800

"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
\$30,500.00.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 14th day of August, 1998.X Harold Bailey
HAROLD W. BAILEYSTATE OF Oregon, County of Coos) ss.On August 19, 1998, personally appeared HAROLD W. BAILEY who
acknowledged the foregoing instrument to be his voluntary act
and deed.Nora Thomason
Notary Public for Oregon
My Commission Expires: 6-11-2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 27th day
of August A.D., 19 98 at 3:42 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 31567.

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross