

'98 AUG 27 P3:42

**Aspen**

TITLE & ESCROW, INC.

WARRANTY DEED

ATC 01048264

ASPEN TITLE ESCROW NO. 01048264

AFTER RECORDING RETURN TO:

Bryan Allen Gilmore

1204 Owens

Klamath Falls, OR. 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEJERRY WALLACE, hereinafter called GRANTOR(S), convey(s) to
BRYAN ALLEN GILMORE, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:The North 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
\$56,000.00.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 21st day of August, 1998.JERRY WALLACE

STATE OF OREGON, County of Klamath)ss.

On August 25, 1998, personally appeared the above named
JERRY WALLACE, and acknowledged the foregoing instrument to be
his voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 4/10/2000

STATE OF OREGON,

County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrowon this 27th day of August A.D., 1998at 3:42 o'clock P.M. and duly recordedin Vol. M98 of Deeds Page 31568

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.

