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MTC 45635-MS
WARRANTY DEEDVol. M98 Page 31995

CATHERINE V. BOLTON, TRUSTEE OF THE VANNAH E. BOLTON AND CATHERINE V. BOLTON REVOCABLE LIVING TRUST,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
WILLIAM A. WATSON and DARLA J. WATSON, husband and wife,
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:

LOTS 11 AND 13 IN BLOCK 11 OF FIRST ADDITION TO KLAMATH RIVER ACRES,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH A 1972 SUNNYBROOK
MOBILE HOME, PLATE #X 71915.

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 \$ 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 135, Keno, OR 97627-0135

Dated this 28th day of August, 1998.

TRUSTEE OF THE BOLTON REVOCABLE TRUST

BY: Catherine V. Bolton TRUSTEE
CATHERINE V. BOLTON

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on August 28, 1998

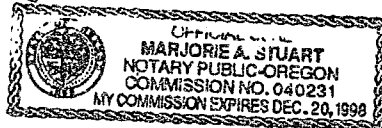
by Catherine V. Bolton

as Trustee

of Vannah E. Bolton and Catherine V. Bolton Revocable Living Trust

Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT45635-MS

Return to:

WILLIAM A. WATSON

P.O. Box 135

Keno, OR 97627-0135

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of

Amerititle

on this 31st day of August A.D. 1998
at 3:31 o'clock P. M. and duly recorded
in Vol M98 of Deeds Page 31995

Bernetha G. Letsch, County Clerk

By Kathleen Ann

Fee, \$30.00

Deputy