

'98 SEP -2 P3:33

WILLIAM E. BURGESS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

THOMAS A. MATTHIAS,

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:

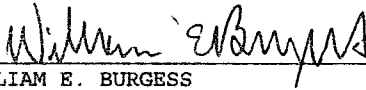
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 72,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 700 DOTY STREET, KLAMATH FALLS, OR 97601

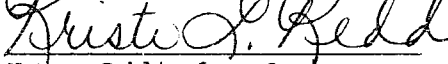
Dated this 3/8<sup>th</sup> day of August, 1998.  
WILLIAM E. BURGESSSTATE OF OREGONSS. August 3/ 1998COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_

WILLIAM E. BURGESSand acknowledged the foregoing instrument to be his voluntary act.

(seal)

Before me:

  
Notary Public for Oregon  
My commission expires 11/16/99

ESCROW NO. MT45742-MS

Return to:

THOMAS A. MATTHIAS

700 DOTY STREET

KLAMATH FALLS, OR 97601

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EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of Lots 4 and 5 in Block 7 of 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, more particularly described as follows:

Beginning at the most Westerly corner of Lot 5, Block 7, FIRST ADDITION to the City of Klamath Falls, Oregon; thence Southeasterly along the Northeasterly Line of Seventh Street in said City, 60 feet; thence Northeasterly at right angles to Seventh Street, 70 feet; thence Northwesterly parallel with Seventh Street, 60 feet; thence Southwesterly along the Southeasterly line of Doty Street, 70 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day  
of September A.D., 19 98 at 3:33 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 32440.

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk