



WARRANTY DEED
TITLE & ESCROW, INC. ARC 02048205

AFTER RECORDING RETURN TO:
RANDALL C. EDDINS
6923 HILYARD AVE.
KLAMATH FALLS, OREGON 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

J. BRIE PINKARD and DEANNA PINKARD husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrant to
RANDALL C. EDDINS hereinafter called GRANTEE(S), all that and
property situated in the County of KLAMATH, State of Oregon,
described as:

Lot 6, Block 3, Tract No. 1085, COUNTRY GREEN, in the County of
Klamath, State of Oregon.

Code 100 Map 3905-13A3 TL 1500

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE AND ZONING
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, ANY
PERSON ACQUIRING FEED TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWNMOWING, FARMING
OR FOREST PRACTICES AS DEFINED IN ORS 90.390."

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
\$68,000.00.

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 2nd day of September, 1998.

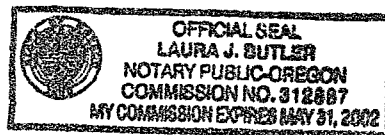
J. Brie Pinkard
J. BRIE PINKARD

Deanna Pinkard
DEANNA PINKARD

STATE OF OREGON, County of Klamath) ss.

September 10
On August 2nd, 1998, personally appeared J. Brie Pinkard and
Deanna Pinkard who acknowledged the foregoing instrument to be
their voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 05/31/2002



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 4th day
of Sept A.D., 19 98 at 3:48 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 32905.

Bernetha G. Letsch, County Clerk

FEE \$30.00

By [Signature]