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'98 SEP -8 P1:10

K-52741

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STATUTORY WARRANTY DEED

PATRICK D. FITZGERALD

conveys and warrants to ALICE J. AVERY Grantor,

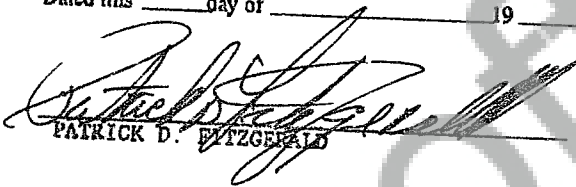
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

Lot 5 in Block 5 of EWAUNA HEIGHTS 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.

This property is free of liens and encumbrances, EXCEPT: 1998-99 taxes, a lien not yet payable;

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 consideration for this conveyance is \$ 39,100.00 (Here comply with the requirements of ORS 93.030)

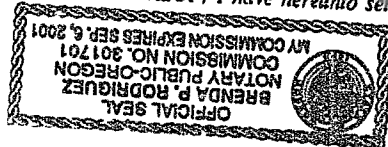
Dated this 8th day of September 19 98

 PATRICK D. FITZGERALD

 STATE OF OREGON
 County of Klamath } ss.

BE IT REMEMBERED, That on this 8th day of September, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Patrick D. Fitzgerald

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



 My Commission expires 9/6/01 Notary Public for Oregon.
Title Order No. 144769Escrow No. 9811081

After recording return to:

ALICE J. AVERY

219 SW HAYES

BEND, OR 97702

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

ALICE J. AVERY

219 SW HAYES

BEND, OR 97702

Name, Address, Zip

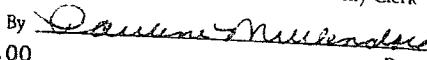
STATE OF OREGON,
County of Klamath ss.

Filed for record at request of

First American Title

on this 8th day of Sept A.D. 1998
 at 1:10 o'clock P M. and duly recorded
 in Vol. M98 of Deeds Page 33034

Bernetha G. Letsch, County Clerk

 By 
 Fee, \$30.00 Deputy