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MTC 44586  
WARRANTY DEED

Vol. m98 Page 33243

KAREN J. DEMARIS, SUCCESSOR TRUSTEE OF THE BETTY J. AHERN LIVING TRUST U.D.D.  
SEPTEMBER 27, 1989,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
HAROLD G. DEMPSEY,

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  
TAX ACCOUNT NO.: MULTIPLE TAX LOTS

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 \$ 215,040.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4435 CENTURY DRIVE SOUTH, SALEM, OR 97302

Dated this 2 day of Sept, 1998

KAREN J. DEMARIS, SUCCESSOR TRUSTEE

BY: Karen J. Demaris SUCCESSOR TRUSTEE  
KAREN J. DEMARIS

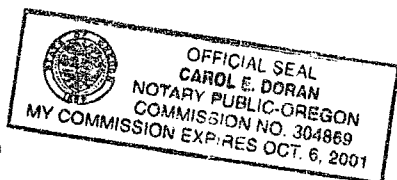
STATE OF OREGON

COUNTY OF DESCHUTES

SS. September 2 19 98

Personally appeared the above named KAREN J. DEMARIS AS SUCCESSOR TRUSTEE OF THE  
BETTY J. AHERN LIVING TRUST U.D.D. September 27, 1989

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Carol E. Doran  
Notary Public for Oregon  
My commission expires 10-6-2001

ESCROW NO. BT012156CD

Return to:

HAROLD G. DEMPSEY  
4435 CENTURY DRIVE SOUTH  
SALEM, OR 97302

EXHIBIT "A"  
LEGAL DESCRIPTION

33244

PARCEL 1:

That portion of the NW1/4 NE1/4 and the E1/2 NW1/4 of Section 25, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northwesternly of Jack Pine Village and First Addition to Jack Pine Village, SAVING AND EXCEPTING any portion lying within the Dalles-California Highway U.S. 97.

Also that portion of the SW1/4 NW1/4 of Section 25, Township 23 South, Range 9 lying Southeasterly of The Dalles-California Highway U.S. 97.

PARCEL 2:

That portion of the SW1/4 NE1/4 and the W1/2 SE1/4 lying East of the Dalles-California Highway U.S. 97, Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.  
EXCEPTING THEREFROM that portion lying within the boundaries of Jack Pine Village.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 9th day  
of September A.D. 19 98 at 11:30 o'clock A M., and duly recorded in Vol. M98  
of Deeds on Page 33243.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Pauline Mullins