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98 SEP 14 P3:46

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WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

ATC 05048380

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05048380  
AFTER RECORDING RETURN TO:  
Mr. and Mrs. Christopher Fenyves  
5049 Southview Dr.  
Klamath Falls, OR. 97603

Aspen Title & Escrow  
on this 14th day of September A.D., 1998  
at 3:46 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 33837

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

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

ROBERT S. FORREST, hereinafter called GRANTOR(S), convey(s) to  
CHRISTOPHER FENYVES AND JENNIFER K. FENYVES, husband and  
wife, hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

Lot 15, Block 14, Tract No. 1064, FIRST ADDITION TO GATEWOOD,  
in the County of Klamath, State of Oregon.

CODE 63 MAP 3909-14CA TL 5400

C.F.  
J.F.  
"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 30.390."

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, Trust Deed, including  
the terms and conditions thereof, recorded August 13, 1998, in  
Book M-98, Page 299960 Mortgage Records of Klamath County,  
Oregon, in favor of David S. Chirgwin and Donald W. Berry, each  
to an undivided 50 % interest, which Trust Deed the Grantees  
herein DO NOT agree to assume and pay and Grantors hereby hold  
Grantees harmless therefrom, and Grantors herein warrant that  
this Trust Deed will be paid in full prior to or at the time of  
payment in full of the Trust Deed between Grantor and Grantee  
herein which is being recorded immediately subsequent to the  
recording of this Deed.,

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  
\$105,000.00.

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 11th day of September, 1998.

Robert S. Forrest  
ROBERT S. FORREST

STATE OF OREGON, County of Klamath)ss.

On September 11, 1998, personally appeared Robert S. Forrest  
who acknowledged the foregoing instrument to be their voluntary  
act and deed.

[Signature]  
Notary Public for Oregon  
My Commission Expires: April 10, 2000

