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Vol. M98 Page 33972
98 SEP 15 P3:32**Aspen**

TITLE & ESCROW, INC.

WARRANTY DEED

ATC 01048352

AFTER RECORDING RETURN TO:
ROBERT N. FRIZZELL
HELEN J. FRIZZELL
6520 CLIMAX AVENUE
KLAMATH FALLS, OREGON 97603

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

LOWELL R. SHARP and MARY JO SHARP husband and wife, hereinafter called GRANTOR(S), convey(s) and warrants to ROBERT N. FRIZZELL and HELEN J. FRIZZELL husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 3, Block 4, MOYINA MANOR, in the County of Klamath, State of Oregon.

Code 143 Map 3909-1A3 TL 7600

"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 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 \$92,000.00.

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 15th day of September 1998.

Lowell R. Sharp
LOWELL R. SHARP

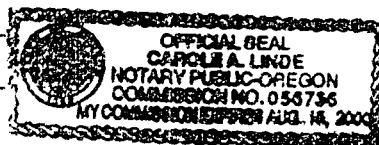
Mary Jo Sharp
MARY JO SHARP

STATE OF OREGON, County of Klamath)ss.

On September 15, 1998, personally appeared Lowell R. Sharp and Mary Jo Sharp who acknowledged the foregoing instrument to be their voluntary act and deed.

Carol A. Linde
Notary Public for Oregon

My Commission Expires: 8/15/00



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day of September A.D., 19 98 at 3:32 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 33972.

FEE \$30.00

By Bernetha G. Letch, County Clerk
Kathleen R. [Signature]