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'98 SEP 24 A11:52

MTC 45859-MG
WARRANTY DEED

Vol me Page 35083

PHYLLIS C. SHIDLER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

KENNETH ANDREW PATSCH,

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:

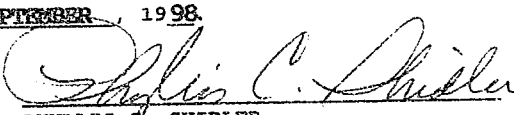
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

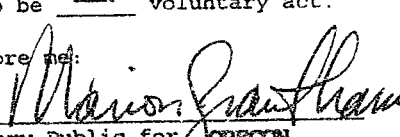
The true and actual consideration for this conveyance is \$ 76,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5640 INDEPENDENCE AVENUE, KLAMATH FALLS, OR 97603

Dated this 23 day of SEPTEMBER, 1998.
PHYLLIS C. SHIDLERSTATE OF OREGONSS. SEPTEMBER 23 19 98COUNTY OF KLAMATHPersonally appeared the above named PHYLLIS C. SHIDLERand acknowledged the foregoing instrument to be HER voluntary act.

(seal)

Before me:


Notary Public for OREGONMy commission expires 1/22/01

ESCROW NO. MT45859-MG

Return to:

KENNETH ANDREW PATSCH
5640 INDEPENDENCE AVENUE
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A Portion of Tracts 30, 31 and 32, INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Tract 32 of INDEPENDENCE TRACTS, as shown upon the official plat thereof, and running thence South 0 degrees 13' East, along the Westerly line of Tracts 32, 31 and 30 of said Independence Tracts, a distance of 171.72 feet, more or less, to the Southwest corner of Tract 30; thence South 71 degrees 27' East, along the South line of said Tract 30, a distance of 89.3 feet; thence North 0 degrees 13' West a distance of 182.82 feet; more or less to an iron pin in the Northerly line of Tract 32; thence North 78 degrees 23' West along the North line of said Tract 32, a distance of 86.33 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 24th day
of September A.D., 19 98 at 11:52 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 35083

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Krep