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98 OCT -2 AM 45

MTC 45914-MS

WARRANTY DEED

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WILLIAM S. HOFFMAN,

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

PHILIP R. GIBSON,

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:

LOT 8, BLOCK 2, RAINBOW PARK ON THE WILLIAMSON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH AN UNDIVIDED 1/68TH INTEREST IN LOTS 4 AND 5, BLOCK 1, RAINBOW PARK ON THE WILLIAMSON

TOGETHER WITH A 1981 PARAM MOBILE HOME, PLATE #X170077

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 whomever, except those claiming under the above described encumbrances.

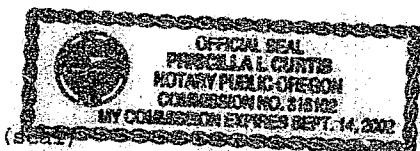
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN CRS 30.930.

The true and actual consideration for this conveyance is \$ 78,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 806 KLAMATH FALLS, OR 97601

Dated this 30 day of Sept, 1998.

William S. Hoffman
WILLIAM S. HOFFMAN

STATE OF OREGONCOUNTY OF LANEss. Sept 30 19 98Personally appeared the above named William S. Hoffmanand acknowledged the foregoing instrument to be a voluntary act.

Before me:

Curtis P. Curtis
Notary Public for OREGON

My commission expires 9-14-02

ESCROW NO. MT45914-MS

Return to:

PHILIP R. GIBSON

P.O. Box 806 KLAMATH FALLS DRIVE
KLAMATH FALLS, OR 97601STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 2nd day of October A.D. 1998at 11:45 o'clock A.M. and duly recordedin Vol. M98 of Deeds Page 36382

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fec. \$30.00

Deputy.