

## WARRANTY DEED

LAWRENCE G. ASHLEY and BEVERLY J. ASHLEY, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
BRIAN K. GRIFFIN,

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 35 IN BLOCK 20 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT  
NO. 1 ACCORDING TO THE OFFICIAL PLAT NO. 1, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON.

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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 12169 NIGHT OWL, BONANZA, OR 97623

Dated this 19th day of October, 1998.

Lawrence G. Ashley  
LAWRENCE G. ASHLEY

Beverly J. Ashley  
BEVERLY J. ASHLEY

STATE OF Oregon

COUNTY OF Klamath

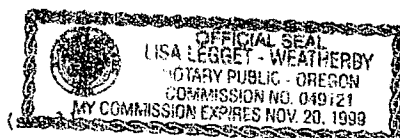
SS. October 19 1998

Personally appeared the above named

Lawrence G. Ashley  
and Beverly J. Ashley

and acknowledged the foregoing instrument to be h voluntary act.

Before me:



Lisa Legget-Weatherby  
Notary Public for Oregon  
My commission expires 11/20/99

ESCROW NO. MT46084-LW

STATE OF OREGON,  
County of Klamath ss.

Return to:

BRIAN K. GRIFFIN  
12169 NIGHT OWL  
BONANZA, OR 97623

Filed for record at request of:

Amerititle  
on this 20th day of October A.D. 1998  
at 9:25 o'clock A.M. and duly recorded  
in Vol. 1998 of Deeds Page 38326

Bernetha G. Litsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.