

98 OCT 20 P1:47

WARRANTY DEED

Shirley I. Probst, Grantor, conveys and warrants to Albert L. Petersen and Sandra J. Walker-Petersen, Grantees, not as tenants in common but with the right of survivorship, their assigns and heirs of the survivor of said grantees, the following described real property free from encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

The Easterly 90 feet of the Westerly 125 feet of Lot 10, Block 2, SECOND ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon. EXCEPTING the Southerly 5 feet conveyed to Klamath County by Deed Volume 290, page 605, Deed Records of Klamath County, Oregon.

SUBJECT TO: Conditions, restrictions and rights-of-way of record, and those apparent on the land.
1993-99 real property taxes which are a lien but not yet due and payable.

The said property is free from all encumbrances except those set forth above.

The true consideration for this conveyance is \$20,000.00.

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.

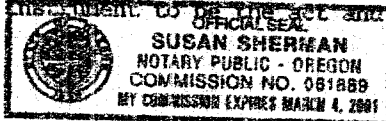
Dated: October 16, 1998.

Shirley I. Probst
Shirley Ann Thomas poa
Shirley I. Probst,
by Shirley Ann Thomas, poa

STATE OF OREGON)
) SS
County of Klamath)

Date: 10-16-98

Personally appeared Shirley Ann Thomas, who, being duly sworn, did say that she is attorney in fact for Shirley I. Probst and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.



Susan Sherman
Notary Public for Oregon
My Commission Expires: 3-4-2001

After recording, return & send tax statements to:
Albert L/Sandra J. Walker-Petersen
3511 Bristol Avenue
Klamath Falls, OR 97603

STATE OF OREGON, County of Klamath)ss
Filed for record on October 20,
19 98, at 1:47 o'clock P. M., and
recorded in 198 page 38403, or
as file/reel/document/instrument number
68244 of Deeds

Bernetha C. Letsch, County Clerk,
By Ruth Ann Probst Deputy

Fee: \$30.00