



96 OCT 22 AM 1:26

WARRANTY DEED. STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 03048374
 AFTER RECORDING RETURN TO:
 CRISTIN H. NELSON
21740 Quatamee Rd.
Hillsboro, OR 97124

Aspen Title & Escrow

on this 22nd day of October A.D., 1998
 at 11:26 o'clock A. M. and duly recorded
 in Vol. M98 of Deeds Page 38728

Bernetha G. Letsch, County Clerk

By Kathleen Russ

Fee, \$30.00

Deputy

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

STRUDDI-CRAFT, INC., hereinafter called GRANTOR(S), convey(s)
 and warrants to CRISTIN H. NELSON, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 KLAMATH, State of Oregon, described as:

The Northerly 72.67 feet of Lot 3, Block 3, PINE GROVE
 PONDEROSA, in the County of Klamath, State of Oregon, and the
 Southerly 72.67 feet of Lot 4, Block 3, PINE GROVE PONDEROSA,
 in the County of Klamath, State of Oregon.

Code 162 MAP 3910-8AD TL 2200

"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
 \$167,000.00.

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 ____ day of October, 1998.

STURDI-CRAFT, INC.

BY: Corporate Secretary

BY:

STATE OF OREGON)
) ss.
 County of Klamath)

The foregoing instrument was acknowledged before me this 20th day
 of October, 1998, by Thomas P. Sturdi-Craft of Sturdi-Craft,
 Inc., a Oregon corporation, on behalf of the corporation.

Before me:
 Notary Public for Oregon
 My commission expires: April 10, 2000

