

JOHN S. DEPUY and MARY LYNN DEPUY, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: BEVERLY J. NEVINS and J. RICHARD NEVINS, as tenants by the entirety, 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 \$ 89,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 16010 83RD AVENUE E., PUYALLUP, WA 98375-9777

Dated this 15 day of October, 1998

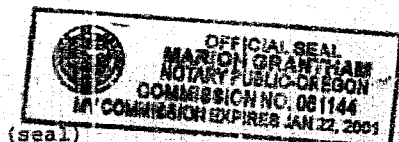
John S. Depuy
JOHN S. DEPUY

Mary Lynn Depuy
MARY LYNN DEPUY

STATE OF Oregon ss. October 15 19 98
COUNTY OF Klamath

Personally appeared the above named John S. Depuy and
Mary Lynn Depuy

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT45989-MG

Return to:
BEVERLY J. NEVINS
16010 83RD AVENUE E.
PUYALLUP, WA 98375-9777

EXHIBIT "A"
LEGAL DESCRIPTION

38788

A parcel of land lying in Lot 5, Block 21, ORIGINAL TOWN OF LINKVILLE, now Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly side of Pine Street which point is 15 feet Northeastly from the most Westerly corner of said Block 21; thence Southerly at right angles to Pine Street 120 feet, more or less, to the Southeasterly line of Lot 5 of said Block 21; thence Northeastly along said Southeasterly line of said Lot 5 to a point 2.25 feet Southwasterly of the Southwesterly line of Lot 6 of said Block 21; thence Northwesterly and parallel with Southwesterly line of said Lot 6, 120 feet, more or less to the Southeasterly line of Pine Street; thence Southwesterly along the Southeasterly line of Pine Street to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day
of October A.D., 19 98 at 1:38 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 38787

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosa