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98 OCT 29 AM 142

MTC 46260-LW

WARRANTY DEED Vol 1198 Page 39671

CHARISSE O'KEEFE and STEVEN O'KEEFE, as tenants in common,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
MORGAN BAILEY and BENJAMIN D. BAILEY, husband and wife,  
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:

THE WEST 550 FEET OF LOT 15 IN BLOCK 17, KLAMATH FALLS FOREST ESTATES,  
SYCAN UNIT, 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 \$ 8,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 1033, LEBANON, OR 97355

Dated this 23 day of Oct. 1998

Charisse O'Keefe  
CHARISSE O'KEEFE

Steven O'Keefe  
STEVEN O'KEEFE

STATE OF Oregon SS. 19 98  
COUNTY OF Linn

Personally appeared the above named Charisse O'Keefe

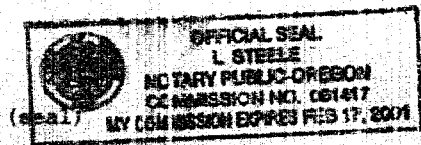
Steven O'Keefe

and acknowledged the foregoing instrument to be a voluntary act.

Before me:

Notary Public for Oregon

My commission expires 2/17/2001



ESCROW NO. M146260-LW

Return to:

MORGAN BAILEY  
P.O. BOX 1033  
LEBANON, OR 97355

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 29th day of October A.D., 1998  
at 11:42 o'clock A. M. and duly recorded  
in Vol. 1198 of Deeds Page 39671

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee. \$30.00

Deputy