



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01048527

AFTER RECORDING RETURN TO:

Mr. and Mrs. John Hintze

16050 Crystal Springs
Klamath Falls, Or. 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

GEORGE W. SHELTON, hereinafter called GRANTOR(S), convey(s) and warrants to JOHN HINTZE and WANDA HINTZE, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

"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 \$125,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

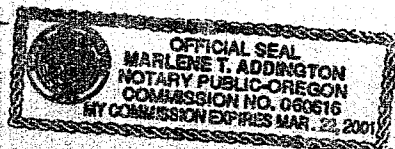
IN WITNESS WHEREOF, the grantor has executed this instrument this 28th day of October, 1998.

George W. Shelton
GEORGE W. SHELTON

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 30th day of October, 1998, by George W. Shelton.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001



The E 1/2 of Lot 51 and all of Lots 52 thru 58, Block 18,
INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County
of Klamath, State of Oregon.

CODE 1 MAP 3809-33AB TL 11500
CODE 1 MAP 3809-33AB TL 11600
CODE 1 MAP 3809-33AB TL 11700
CODE 1 MAP 3809-33AB TL 11800
CODE 1 MAP 3809-33AB TL 11900
CODE 1 MAP 3809-33AB TL 12000
CODE 1 MAP 3809-33AB TL 12100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day
of October A.D., 19 98 at 11:42 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 39829

FEE \$35.00

By Bernetha G. Letsch County Clerk