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98 NOV -5 P3:25

MTC 46107-MS
WARRANTY DEED

Vol. M98 Page 40607

JEAN A. FARLEY,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BRYAN R. KOEHN and CHRISTINE L. KOEHN, 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:

LOT 29 IN BLOCK 2, TRACT 1002, LAWANDA HILLS, 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 \$ 110,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5515 SIERRA COURT, KLAMATH FALLS, OR 97601

Dated this 4th day of November, 1998

Jean A. Farley
JEAN A. FARLEY

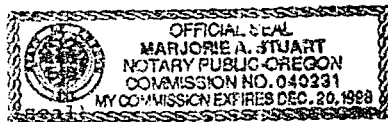
STATE OF Oregon

COUNTY OF Klamath

ss. November 4 19 98

Personally appeared the above named Jean A. Farley

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT46107-MS

STATE OF OREGON,
County of Klamath ss.

Return to:

BRYAN R. KOEHN
5515 SIERRA COURT
KLAMATH FALLS, OR 97601

Filed for record at request of:

Amerititle

on this 5th day of November A.D. 1998
at 3:25 o'clock P.M. and duly recorded
in Vol. M98 of Deeds Page 40607

Bernetha G. Leisch, County Clerk

Fee.

\$30.00

Deputy: