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MTC 46490-MS

WARRANTY DEED

Vol. m98 Page 40677

LINDA L. PETERS and STANLEY D. PETERS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
YVONNE M. HIGGINS,

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 NORTH 65 FEET OF THE WEST HALF OF LOT 6, BLOCK 4, SECOND ADDITION TO
ALTAMONT ACRES, BEING A SUBDIVISION OF TRACTS 1, 2, 3, 4, 22, 23 AND 24,
OF ALTAMONT RANCH TRACTS SUPPLEMENT PLAT, 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 \$ 32,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1731 Winona Way, Klamath Falls, OR. 97603

Dated this 5th day of November, 1998

L. L. Peters
LINDA L. PETERS

Stanley D. Peters
STANLEY D. PETERS

BY: L. L. Peters HIS ATTORNEY IN FACT
LINDA L. PETERS

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on November 5, 1998

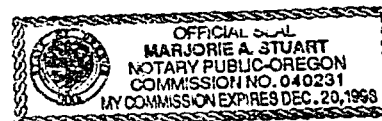
by Linda L. Peters, individually and

as attorney in fact

of Stanley D. Peters

Marjorie A. Stuart
Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT46490-MS

Return to:

CALVIN L. HIGGINS
3627 Beverly Drive
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 6th day of November A.D., 1998
at 9:19 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 40677

Bernetha G. Letsch, County Clerk

By Kathleen Rosa

Fee, \$30.00

Deputy: