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98 NOV -9 AM 108

MTC 46207-LW
WARRANTY DEED

Vol. 1798 Page 40849

ALFRED R. AUGUSTINE and JOY AUGUSTINE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
EDWARD L. BRITTON and ALMA D. BRITTON, 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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 38510 MODOC POINT ROAD, CHILOQUIN, OR 97624

Dated this 11 day of 5, 1998

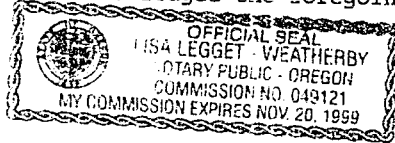
Alfred R. Augustine
ALFRED R. AUGUSTINE

Joy Augustine
JOY AUGUSTINE

STATE OF Oregon SS. November 5 19 98
COUNTY OF Klamath

Personally appeared the above named Alfred R. Augustine
and Joy Augustine

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

(seal)

ESCROW NO. MT46207-LW

Return to:

EDWARD L. BRITTON
38510 MODOC POINT ROAD
CHILOQUIN, OR 97624

40850

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Government Lot 6 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Parcel 2 of Minor Land Partition 36-83, from which the N1/4 corner of said Section 18 bears North 00 degrees 09' 35" East 767.85 feet; thence South 89 degrees 06' 41" West 502.86 feet to the Northwest corner of said Parcel 2; thence South 00 degrees 52' 52" East, along the West line of said Parcel 2, 172.00 feet; thence North 89 degrees 06' 41" East 499.74 feet to the East line of said Parcel 2; thence North 00 degrees 09' 35" East 172.03 feet to the point of beginning, with bearings based on the survey of Minor Land Partition No. 17-88.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 9th day
of November A.D., 19 98 at 11:08 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 40849.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By

Kathleen Ross