69429

'98 NOV 10 AM 11:35

MTC 46329-PS

WARRANTY DEED

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KERRY S. PENN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN H. ABELS AND NANCY G. ABELS, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST,
UNDER THE ABELS FAMILY TRUST DATED APRIL 7, 1993, AND ANY AMENDMENTS THERETO,
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 33, Block 1, BELLA VISTA - TRACT NO. 1235, 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 $ 48,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1037 OAKTREE DRIVE, SAN JOSE, CA 95159

Dated this _4th_ day of _NOV_, 19_98_.

KERRY S. PENN

STATE OF ___California___

COUNTY OF ___Shasta___   ss. _____11-4_____ 19 _98_

Personally appeared the above named _____

KERRY S. PENN

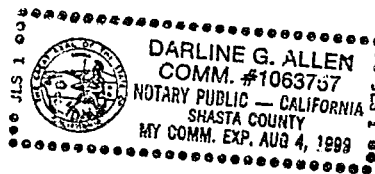and acknowledged the foregoing instrument to be _his_ voluntary act.

Before me:

Notary Public for _California_
My commission expires _8-4-99_

(seal)

ESCROW NO. MT46329-PS

Return to:
  ABELS FAMILY TRUST
  1037 OAKTREE DRIVE
  SAN JOSE, CA 95159

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of _____Amerititle_____
of ____November____ A.D., 19 _98_ at ___11:35___ o'clock ___ A. M., and duly recorded in Vol. __M98__ the ___10th___ day
    of _____Deeds_____ on Page __41094__.

FEE $30.00
                                                    Bernetha G. Letsch, County Clerk
                                              By _Kathleen Kraai_