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STATUTORY WARRANTY DEED

KATHERINE V. WHEELER,
Grantor,
conveys and warrants to LEISA ANN COOK
Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
Lots 22, 23, and 24 in Block 30 of Second Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

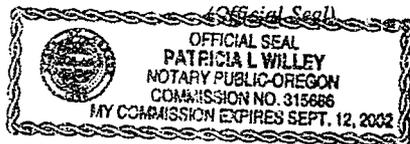
The true consideration for this conveyance is \$ 49,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 04 day of NOVEMBER 19 98

X Katherine V. Wheeler by Constance L. King
KATHERINE V. WHEELER her Attorney in fact.

STATE OF OREGON
County of Lane } ss.

On this the 12 day of Nov., 19 98 personally appeared CONSTANCE L. KING, who, being duly sworn (or affirmed), did say that s he is the attorney in fact for KATHERINE V. WHEELER and that s he executed the foregoing instrument by authority of and in behalf of said principal; and s he acknowledged said instrument to be the act and deed of said principal.



Before me:
Patricia L. Willey
(Signature)
Notary
(Title of Officer)

Title Order No. K-53103-D
Escrow No. K53103D

After recording return to:
LEISA A. COOK
1316 SHELLY
KLAMATH FALLS, OR 97601
Name, Address, Zip
Until a change is requested all tax statement shall be sent to the following address.
LEISA A. COOK
1316 SHELLY
KLAMATH FALLS, OR 97601
Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.
Filed for record at request of:
First American Title
on this 13th day of November A.D., 1998
at 3:00 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 41530
Bernetha G. Letsch, County Clerk
By Kathleen Ross
Fec, \$30.00 Deputy

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