



WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ATC #01048491

AFTER RECORDING RETURN TO:
JAMES DANIEL STORY and BOBBIE JO
STORY and DAVID HENRY STORY

2775 Avalon
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title & Escrow
on this 18th day of November A.D., 1998
at 3:51 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 42355

Bernetha G. Letsch, County Clerk

By Kathleen B. B. B.

Fee, \$30.00

Deputy

KLAMATH VENTURE CAPITAL, INC., an Oregon Corporation,
hereinafter called GRANTOR(S), convey(s) and warrants to JAMES
DANIEL STORY and BOBBIE JO STORY and DAVID HENRY STORY, not as
tenants in common, but with the full rights of survivorship,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 11 and the West 50 feet of Lot 10, Block 2, FIRST ADDITION
TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-3CA TL 4100 & 4200

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$35,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 17th day of November, 1998.

KLAMATH VENTURE CAPITAL, INC., an Oregon Corporation

Fred H. Kepner
BY: FRED KEPNER, PRESIDENT

Lucile F. Kepner
Vice president

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 18th
day of November, 1998, by FRED KEPNER of KLAMATH VENTURE
CAPITAL, INC., an Oregon corporation, on behalf

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: 3-22-01

