



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01048690

AFTER RECORDING RETURN TO:

JOHN R. HANSON

1418 Johnson Av.
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEASPEN TITLE & ESCROW, INC., RETIREMENT TRUST ACCOUNT 401K,
hereinafter called GRANTOR(S), convey(s) and warrants to JOHN
R. HANSON, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

JA "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
\$32,330.00.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 13th day of November, 1998.

ASPEN TITLE & ESCROW, INC. RETIREMENT TRUST ACCOUNT 401K

BY: Andrew A. Patterson
ANDREW A. PATTERSON, TRUSTEEBY: Marlene T. Addington
MARLENE T. ADDINGTON, TRUSTEE

STATE OF OREGON, County of Klamath)ss.

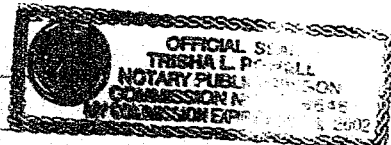
The foregoing instrument was acknowledged before me this 13th
day of November, 1998, by Andrew A. Patterson and Marlene T.
Addington, as Trustees of Aspen Title & Escrow, Inc. Retirement
Trust Account 401k.Before me: Trisha L. Powell
Notary Public for OregonMy commission expires: 10/4/2002

EXHIBIT "A"

Lots 3 and 4, Block 28, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. TOGETHER WITH that portion of vacated Lexington Street adjoining that would attach thereto by Ordinance #2148, recorded February 25, 1958 in Book 297 at Page 577, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM the North one-half of Lot 3, Block 28, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS. Together with the portion of vacated Lexington Street which inurred thereto, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29DA TL 7600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of November A.D., 19 98 at 3:51 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 42370

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose