

WARRANTY DEED STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05048718

AFTER RECORDING RETURN TO:

VALDIA L. O'CONNELL

2208 Reddington  
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

Aspen Title &amp; Escrow

on this 24th day of November A.D., 1998  
at 9:11 o'clock A. M. and duly recorded  
in Vol. M98 of Deeds Page 42946

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

CHERYL BEATTY, hereinafter called GRANTOR(S), convey(s) and  
warrants to VALDIA L. O'CONNELL, hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:Lot 8 in Block 213 of MILLS SECOND ADDITION TO THE CITY OF  
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-330B, Tax Lot 9800

"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, Trust Deed, including  
the terms and provisions thereof dated October 21, 1992 and  
recorded October 23, 1992 in Book M-92, Page 24906, Mortgage  
Records of Klamath County, Oregon, in favor of James A. Decker  
and Josie R. Decker, husband and wife, which Trust Deed the  
Grantee herein DOES NOT agree to assume and pay, AND  
All-inclusive Trust Deed, including the terms and provisions  
thereof dated March 21, 1995 and recorded March 31, 1995 in  
Book H-95, Page 7887, Mortgage Records of Klamath County,  
Oregon, in favor of Bruce E. Brink, which Trust Deed the  
Grantee herein agrees to assume and pay according to the terms  
and provisions contained therein.,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  
\$36,500.00.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 18th day of November, 1998.Cheryl Beatty  
CHERYL BEATTY

STATE OF OREGON, County of Klamath)ss.

On November 19, 1998, personally appeared Cheryl Beatty who  
acknowledged the foregoing instrument to be her voluntary act  
and deed.Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-01