



TITLE & ESCROW, INC.

WARRANTY DEED  
ATC 02048603

AFTER RECORDING RETURN TO:  
JAMES WARREN HAMPTON  
PO Box 982  
KLAMATH FALLS OR 97601

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

CAROL A. RYKOFF, hereinafter called GRANTOR(S), convey(s) and  
warrants to JAMES WARREN HAMPTON hereinafter called GRANTEE(S),  
all that real property situated in the County of KLAMATH, State  
of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO

*JWT*

"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  
\$65,000.00.

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 23rd day of November 1998.

*Carol A. Rykoff*  
CAROL A. RYKOFF

STATE OF OREGON, County of Klamath)ss.

On November 23rd, 1998, personally appeared Carol A. Rykoff who  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

*Trisha L. Powell*  
Notary Public for Oregon  
My Commission Expires: October 4, 2002

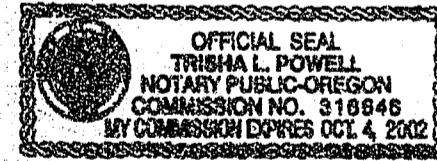


EXHIBIT "A"

Lots 7 and 26, TOGETHER WITH the portion of the vacated alley lying Easterly of a line drawn from the Northwestern corner of Lot 26 to the Southwesterly corner of Lot 7, and Westerly of a line drawn from the Northeasterly corner of Lot 26 to the Southeasterly corner of Lot 7, all in ROSELAWN, subdivision of Block 70, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29BD TL 11800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 25th day of November A.D., 19 98 at 3:43 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 43401.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Kathleen Ross