

98 DEC -2 A11:29

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01048868

AFTER RECORDING RETURN TO:
ROBERT L. HODGES
JEWEL A. KING

2111 Darrow St
KLAMATH FALLS OR 97601

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

BRUCE E. BRINK and HELEN WOLTER, son and mother, hereinafter
called GRANTOR(S), convey(s) and warrants to ROBERT L. HODGES
and JEWEL A. KING, with full rights of survivorship, 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

"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
\$39,000.00.

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 27th day of November, 1998.

Bruce E. Brink
BRUCE E. BRINK

Helen Wolter by Bruce E. Brink LSA
HELEN WOLTER

STATE OF OREGON, County of Klamath)ss.

On December 2, 1998, personally appeared Bruce E. Brink,
both for himself and as attorney in fact for Helen Wolter, and
acknowledged the foregoing instrument to be his voluntary act
and deed and that of said principal.

Marlene T. Adington
Notary Public for Oregon
My Commission Expires: March 22, 2001

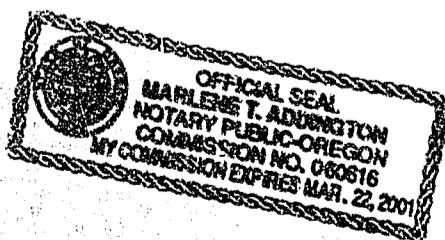


EXHIBIT "A"

44046

All that portion of Lot 594, Block 108, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, state of Oregon, more particularly described as follows:

Beginning at a point 55 feet East from the Southwest corner of Lot 595, Block 108 of said Addition; thence East along the North line of Darrow Avenue 45 feet to the Southwest corner of Lot 593 of said Block and Addition; thence North at right angles to Darrow Avenue, and between the lot line of Lots 593 and 594 of said Block 70 feet; thence West and parallel with Darrow Avenue 45 feet; thence South at right angles to Darrow Avenue 70 feet to the place of beginning.

CODE 1 MAP 3809-33AC TL 16300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 2nd day
of December A.D., 19 98 at 11:29 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 44045

FEE \$35.00

By Bernetha G. Letsch, County Clerk