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'98 Dec -7 A11:02

Aspen TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01048722

AFTER RECORDING RETURN TO:
TERRY A. CRANE
4000 RND. CK. RD. #122
K.F. OR 97601

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

KEITH L. STICKLEN and GAYLE Y. STICKLEN, husband and wife, hereinafter called GRANTOR(S), convey(s) and warrants to TERRY A. CRANE also known as TERRY ALLEN CRANE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 34, EXCEPT the Southerly 33.4 feet; the South 3 feet of Lot 35, BAILEY TRACTS, in the County of Klamath, State of Oregon.

Code 41, Map 3909-2DC, Tax Lot 4500

"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 $185,000.00.

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 3rd day of December, 1998.

Keith L. Sticklen
KEITH L. STICKLEN

Gayle Y. Sticklen
GAYLE Y. STICKLEN

STATE OF OREGON, County of Klamath)ss.

On December 4, 1998, personally appeared Keith L. Sticklen and Gayle Y. Sticklen, and acknowledged the foregoing instrument to be their voluntary act and deed and that of said principal.

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

OFFICIAL SEAL
MARLENE T. ADDINGTON
NOTARY PUBLIC-OREGON
COMMISSION NO. 056618
MY COMMISSION EXPIRES MAR. 22, 2001

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 7th day of December A.D., 19 98 at 11:02 o'clock A. M., and duly recorded in Vol. M98 of Deeds on Page 44548.

FEE $30.00

Bernetha G. Letsch, County Clerk
By Kathleen Zeo