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'98 DEC -7 P3:13

MTC 46168-MG001 M98 Page 44628
WARRANTY DEED

WESTERN HOMES, INC., an OREGON CORPORATION

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JON HICKS,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

Lots 6 and 7 of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 7461 Klamath Falls OR 97601

Dated this 25 day of November, 1998

WESTERN HOMES INC.

BY:

CATHY KING

PRESIDENT

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on November 25, 1998

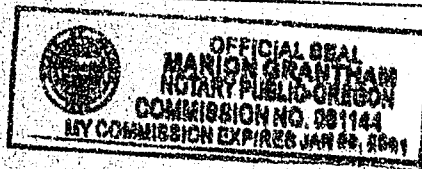
by Cathy King

as President

of Western Homes, Inc.

Notary Public of Oregon

My commission expires 1/22/01



ESCROW NO. MT46168-MG

Return to:

JON HICKS

PO BOX 7461

Klamath Falls OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 7th day of December A.D. 1998
at 3:13 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 44628

Berntha G. Letsch, County Clerk

By Kathleen Pross

Fee \$30.00

Deputy