

'98 DEC -8 AM 12:25

KERRY S. PENN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
 THOMAS A. HENDERSON and YVONNE I. HENDERSON, husband and wife,  
 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:

Lot 9 in Tract 1287 - AGENCY LAKE RANCHES, 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:

SUBJECT TO:

TRUST DEED RECORDED SEPTEMBER 5, 1995 IN VOLUME M95, PAGE 23842,  
 MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, AND TRUST DEED RECORDED IN  
 VOLUME M98, PAGE 41651, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON,  
 WHICH BUYERS HEREIN DO NOT AGREE TO ASSUME AND PAY, AND SELLER FURTHER  
 HOLDS BUYERS HARMLESS THEREFROM.

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 \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 8762 ACACIA AVE., GARDEN GROVE, CA 92841-4610

Dated this 20th day of November, 1998.

  
 KERRY S. PENN

STATE OF OREGONCOUNTY OF KLAMATH

ss.

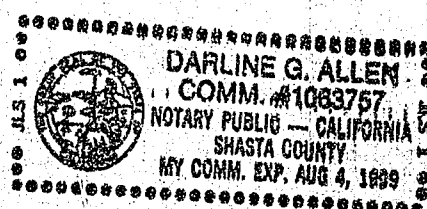
11-20 19 98

Personally appeared the above named \_\_\_\_\_

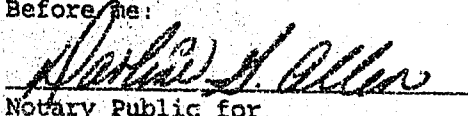
KERRY S. PENN

and acknowledged the foregoing instrument to be his voluntary act.

(seal)



Before me:

  
 Notary Public for \_\_\_\_\_

My commission expires

8-4-99

ESCROW NO. MT46406-PS

Return to:

THOMAS A. HENDERSON  
 8762 ACACIA AVE.  
 GARDEN GROVE, CA 92841-4610

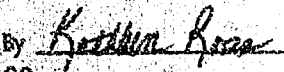
STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

Amerititle

on this 8th day of December A.D., 1998  
 at 11:25 o'clock A. M. and duly recorded  
 in Vol. M98 of Deeds Page 44742

Bernetha G. Leisch, County Clerk

By   
 Fee, \$30.00 Deputy

30-