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98 DEC 28 AM 12:20

K-53374

STATUTORY WARRANTY DEED

LAN THI CHRISTENSEN REVOCABLE TRUST DATED SEPTEMBER 4, 1997

conveys and warrants to THERESA A. ROBERTS Grantor,

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 15 IN BLOCK 7 OF TRACT NO. 1025, WINCHESTER, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of
record, rights of way, and easements of record and those apparent upon the land,
contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 75,000.00 (Here comply with the requirements of ORS 93.030)Dated this 01 day of December 19 98.

Lan Thi Christensen
LAN THI CHRISTENSEN, TRUSTEE

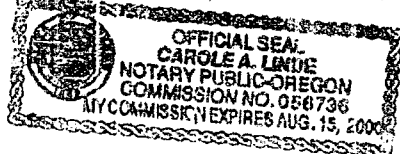
STATE OF OREGON

County of KLAMATH } ss.

BE IT REMEMBERED, That on this 01st day of December 19 98 before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
LAN THI CHRISTENSEN

known to me to be the identical individual described in and who executed the within instrument and acknowledged to
me that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.



Carole A. Lunde
Notary Public for Oregon.

My Commission expires 8/15/00Title Order No. K-53374Escrow No. K53374D

After recording return to:

THERESA H ROBERTS4902 MEMORIE LANEKLAMATH FALLS, OR 97603

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address:THERESA H ROBERTS4902 MEMORIE LANEKLAMATH FALLS, OR 97603

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

First American Title

on this 28th day of December A.D., 1998at 11:20 o'clock A. M. and duly recordedin Vol. M98 of Deeds Page 47251

Bernetha G. Letsch, County Clerk

By Kathleen Rosen

Fee, \$30.00

Deputy.