

99 JUN 13 P3-34

WARRANTY DEED



ASPEN TITLE ESCROW NO. 02048858

AFTER RECORDING RETURN TO:
BRENDA A. FRANK
4623 WINTER AVE.
KLAMATH FALLS, OR 97603

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

TERRY L. CLEMENS AND LORETTA F. CLEMENS, hereinafter called
GRANTOR(S), convey(s) to BRENDA A. FRANK, 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

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"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, 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
\$85,000.00.

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 12th day of January, 1999.

Terry L. Clemens
TERRY L. CLEMENS

Loretta F. Clemens
LORETTA F. CLEMENS

STATE OF OREGON, County of Klamath)ss.

On January 12, 1999, personally appeared the above named Terry
L. Clemens and Loretta F. Clemens and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon

My Commission Expires: April 10, 2000



EXHIBIT "A"

A parcel of land in the S 1/2 SE 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the said S 1/2 SE 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian which lies North 331.4 feet and North 88 degrees 57' East 98.55 feet from the Southwest corner thereof; thence continuing North 88 degrees 57' East a distance of 98.55 feet, more or less to the Southwest corner of that certain tract conveyed by J. N. Stiles, et ux., to J. Earl Henning, by deed dated March 4, 1949, recorded March 31, 1949; thence North 0 degrees 43' West along the Westerly line of said tract conveyed to J. Earl Henning, a distance of 331.2 feet to the North line of said S 1/2 SE 1/4 NW 1/4; thence South 88 degrees 58' West along the North line of said S 1/2 SE 1/4 NW 1/4 a distance of 98.55 feet; thence South 0 degrees 43' East 331.3 feet, more or less to the point of beginning.

CODE 41 MAP 3909-11BE TL 6200

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 13th day
of January A.D. 1999 at 3:34 o'clock P.M., and duly recorded in Vol. M99
of Deeds on Page 1245

Linda Smith, County Clerk

FEE \$35.00

by Kathleen Ross