

99 FEB -1 AM 25

PATRICIA A. AULTMAN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DON DUMBECK and VICKIE L. DUMBECK, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 37,500.00.

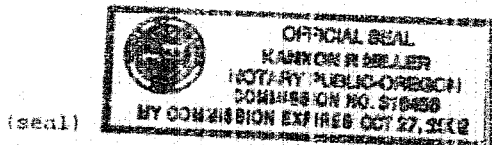
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 924 JEFFERSON STREET, KLAMATH FALLS, OR 97601

Dated this 28th day of January, 1999.

Patricia A. Aultman
PATRICIA A. AULTMAN

STATE OF Oregon ss. January 28 19 99
COUNTY OF Wallowa
Personally appeared the above named Patricia A Aultman

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kannon K. Miller
Notary Public for Oregon
My commission expires _____

ESCROW NO. MT47130-M3

Return to:
DON DUMBECK
924 JEFFERSON STREET
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A portion of Lot 7, Block 51, NICHOLS ADDITION, to the City of Klamath Falls, more particularly described as follows:

Beginning at a point on the Northwestern line of Block 51 of Nichols Addition to the City of Klamath Falls, Oregon, distant 104.24 feet from the most Northerly corner of said block; thence Southeasterly and parallel with Tenth Street 120 feet to the Southerly line of Lot 7 in said Block; thence at right angles Southwesterly 25.75 feet to the Southwesterly corner of said Lot; thence Northwesterly parallel with Tenth Street 136 feet; thence at right angles Northeasterly 25.75 feet; thence Southeasterly at right angles 16 feet to the place of beginning. EXCEPT the Southerly 2 feet thereof.

PARCEL 2

A portion of Lot 6, Block 51, NICHOLS ADDITION, to the City of Klamath Falls, more particularly described as follows:

Beginning at a point on the Northwestern line of Block 51 in Nichols Addition to the City of Klamath Falls, Oregon, distance 130 feet from the Northern corner of said Block; thence Southeasterly parallel with Tenth Street 120 feet to the Southerly corner of Lot 7 in said Block; thence at right angles Southwesterly 10 feet; thence Northwesterly parallel with Tenth Street 136 feet; thence at right angles Northeasterly 10 feet; thence at right angles Southeasterly 16 feet to the place of beginning.

TOGETHER WITH that portion of vacated Jefferson Street adjacent to the above described parcels of land, vacated by Ordinance No. 270, recorded February 25, 1958 in Volume 297, page 587, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 1st day
of February AD. 1999 at 11:25 o'clock AM., and duly recorded in Vol. M99
of Deeds on Page 3650

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Rosa