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STATUTORY WARRANTY DEED

BRUCE L. DURANT, NANCY PERKINS AND CAROL TICHENOR _____, Grantor,
conveys and warrants to GRANT D. NELSON AND CLAUDIA J. NELSON, HUSBAND AND WIFE _____, Grantee,

the following (described real property free of liens and encumbrances, except as specifically set forth herein:
Lot 2 in Block 7 of Second Addition to Bureker Place, 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 30.931.

The true consideration for this conveyance is \$ 85,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 28th day of JANUARY 19 99

Bruce L. Durant
BRUCE L. DURANT

Nancy Perkins
NANCY PERKINS

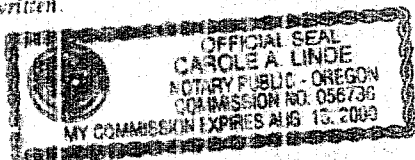
Carol Tichenor
CAROL TICHENOR

STATE OF OREGON } ss.
County of KLAMATH

BE IT REMEMBERED, That on this 28 day of January, 19 99, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
BRUCE L. DURANT AND NANCY PERKINS

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to
me that THEY 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.



Carol A. Linde
Notary Public for Oregon.
My Commission expires 8/15/00

Title Order No. R-53495-C
Escrow No. 853495C

After recording return to:
GRANT D. NELSON
3851 HOPE STREET
KLAMATH FALLS, OR 97603
Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address:
GRANT D. NELSON
1851 HOPE STREET
KLAMATH FALLS, OR 97603
Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

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"This Notary is prepared on a separate page and attached to that documents entitled Warranty Deed containing one (1) page and is attached to that documents by means of staple."

STATE OF OREGON

County of Klamath

) ss.
)

On ~~January~~ ^{February} 1, 1999 personally appeared Carol Tichenor who acknowledged the foregoing to be her voluntary act and deed.

Jennifer L. Duvall
Notary Public for Oregon
My commission expires: 9/9/01



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 3rd day
of February A.D., 1999 at 3:08 o'clock P.M., and duly recorded in Vol. M99
of Deeds on Page 4089

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Ross