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99 FEB 18 AM 1:38

MTC 47305-MG
WARRANTY DEED

Vol. M99 Page 5594

JAMES H. THOMPSON,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROBERT L. BEVENS, SR. and ELIZABETH JANE BEVENS, as tenants by the entirety,
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 28 in Block 1 of TRACT 1023, KLAMATH COUNTRY, 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:
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 OPS 30.930.

The true and actual consideration for this conveyance is \$ 14,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 452 RICHMOND AVENUE, SAN JOSE, CA 95128

Dated this 17th day of February, 1999

James H. Thompson
JAMES H. THOMPSON

STATE OF California

COUNTY OF Sonoma

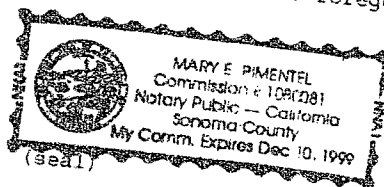
SS.

February 17 19 99

Personally appeared the above named

James H. Thompson

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Mary E. Pimentel
Notary Public for California
My commission expires 12/10/99

ESCROW NO. MT47305-MG

Return to:

ROBERT L. BEVENS, SR.
452 RICHMOND AVENUE
SAN JOSE, CA 95128

STATE OF OREGON,
County of Klamath

Filed for record at request of.

the 18th day of February A.D., 1999
at 11:38 o'clock A. M., and duly recorded
in Vol. M99, of Deeds on Page 5594

Linda Smith, County Clerk

By Kathleen Rosa, Deputy
Fec. \$30.00