

KERRY S. PENN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 ROBERT C. OGUS and CONSTANCE OGUS, 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 KIAMATH and State of Oregon, to wit:

Lot 8, Block 5, BELLA VISTA, TRACT 1235, 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 ORS 30.930.

The true and actual consideration for this conveyance is \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 16391 REDLANDS LANE, HUNTINGTON BEACH, CA 92647

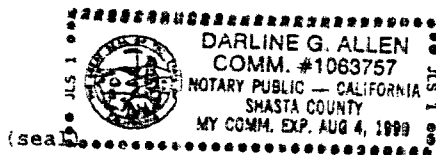
Dated this 23rd day of April, 1999

KERRY S. PENN

STATE OF Calif. SS. 4-23 19 99
 COUNTY OF Plata

Personally appeared the above named Kerry S. Penn

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Darline G. Allen
 Notary Public for Calif.
 My commission expires 8-4-99

ESCROW NO. MT47825-PS

Return to:

ROBERT C. OGUS
 16391 REDLANDS LANE
 HUNTINGTON BEACH, CA 92647

State of Oregon, County of Klamath
 Recorded May 5, 1999, at 3:41 PM
 at the referenced page, Vol. M99.
 Linda Smith, County Clerk
 Fee \$ 30-

Linda Smith