



STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED Filed for record at request of:

ATC: 01045805

AFTER RECORDING RETURN TO:
SCHAUN C. WESLEY
1042 MERRYMAN DRIVE
KLAMATH FALLS, OR. 97603

Aspen Title & Escrow
on this 27th day of February A.D., 1997
at 3:37 o'clock P.M. and duly recorded
in Vol. M97 of Deeds Page 5899

Bernetha G. Letsch, County Clerk

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

By Kathleen Ross
Fee, \$30.00 Deputy

DONALD R. WHITAKER and ROSEMARY WHITAKER, husband and wife,
hereinafter called GRANTOR(S), convey(s) to SCHAUN C. WESLEY,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 75, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD
MANOR, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-34CB TL 2400

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, contracts and/or
liens for irrigation and/or drainage,

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 26th day of February, 1997.

Donald R. Whitaker
DONALD R. WHITAKER

Rosemary Whitaker
ROSEMARY WHITAKER

STATE OF OREGON, County of Klamath)ss.

On February 26, 1997, personally appeared Donald R. Whitaker and
Rosemary Whitaker, who acknowledged the foregoing instrument to
be their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon

My Commission Expires: March 22, 1997

