

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Walter Vonderscher & Rosemarie Vonderscher, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by Patricia Ann Wagner, now known as Patricia Ann Tompkins, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

NW1/4 of the NW 1/4 of the NW 1/4 of Section 1, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$32,000.00.

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.

In Witness Whereof, the Grantor has executed this instrument this 26 day of June, 1997.

Walter Vonderscher  
Rosemarie Vonderscher

STATE OF CALIFORNIA )  
 ) SS  
County of Orange )

This instrument was acknowledged before me on June 26, 1997, by Walter Vonderscher and Rosemarie Vonderscher.

Juanne E. Bailey  
Notary Public for California  
My Commission Expires: December 25, 1997

After recording, return to:

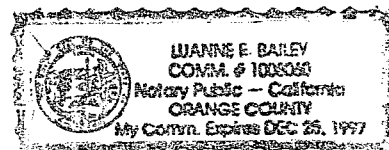
Fred C. Tompkins

Until a change is requested,  
mail tax stmts to:

3915 E. 24th  
Beatty OR 97621

H.C. 33 Box 16

Beatty OR 97621



WILLIAM L. SISEMORE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Walter Vonderscher the 3rd day of July, A.D., 19 97 at 10:38 o'clock A. M., and duly recorded in Vol. M97 of Deeds on Page 20801.

FEE \$30.00

By Bernetha G. Leitch, County Clerk  
Kathleen Ross