

97 NOV 17 93:47



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05046905
AFTER RECORDING RETURN TO:

MR. AND MRS. WILLIAM SUNKLER

5961 Harpold Rd.
Bonanza, OR 97623

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

LEE A. VAN WINKLE AND ELIZABETH A. VAN WINKLE, hereinafter
called GRANTOR(S), convey(s) to WILLIAM L. SUNKLER AND BRENDA
M. SUNKLER, husband and wife, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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,

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
\$23,600.00.

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 10th day of November, 1997.

Lee A. Van Winkle
LEE A. VAN WINKLE

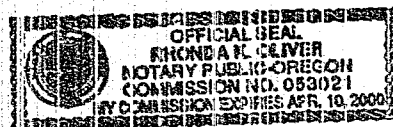
Elizabeth A. Van Winkle
ELIZABETH A. VAN WINKLE

STATE OF OREGON, County of)ss.

On this 10th day of November, 1997,

Personally appeared the above named Lee A. Van Winkle and
Elizabeth A. Van Winkle and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: Shirley KOC
Notary Public for Oregon
My Commission Expires: April 10, 2000



37795

EXHIBIT "A"

A tract of land situated in the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4, Section 29, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the C-W 1/16 corner, said corner being South 89 degrees 58' 36" East 1319.48 feet from the West quarter corner of said Section 29; thence North 00 degrees 17' 46" East along the West line of said SE 1/4 of the NW 1/4 115.59 feet; thence North 73 degrees 20' 20" East 957.96 feet; thence South 16 degrees 39' 40" East 300.00 feet; thence South 73 degrees 20' 20" West 1049.43 feet to the West line of the said NE 1/4 of the SW 1/4; thence North 00 degrees 17' 46" East 198.04 feet to the point of beginning.

CODE 8 MAP 3911-2900 TL 900

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Aspen Title & Escrow the 17th day
of November A.D., 19 97 at 3:47 o'clock P. M. and duly recorded in Vol. M97
of Deeds on Page 37794

FEE \$35.00

By Bernetha G. Letch, County Clerk
Kathleen Rose