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97 DEC 11 P3:13

Vol. M97 Page 40344

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:
KRAIG B. WEIDER
LINDA L. WEIDER
1515 Pacific Terrace
Klamath Falls, Oregon 97601

Aspen Title & Escrow
on this 11th day of December A.D., 1997
at 3:13 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 40344
By Bernetha G. Letsch County Clerk
Fec. \$30.00 Deputy

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

JOHN ALEXANDER RUNYAN, TRUSTEE OF THE ALEXIS L. RUNYAN 1990
TRUST, hereinafter called GRANTOR(S), convey(s) and warrants to
KRAIG B. WEIDER and LINDA L. WEIDER husband and wife
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 7, Block 7, HILLSIDE ADDITION, City of Klamath Falls,
County of Klamath, State of Oregon.

Code 1 Map 3809-28BB TL 800

"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
\$78,500.00.

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 15th day of December 1997.

ALEXIS L. RUNYAN 1990 TRUST

John Alexander Runyan Trustee
JOHN ALEXANDER RUNYAN, TRUSTEE

STATE OF OREGON, County of Clackamas ss.

On this 5 day of December, 1997

Personally appeared the above named JOHN ALEXANDER RUNYAN AS
TRUSTEE UNDER THE ALEXIS L. RUNYAN 1990 TRUST and acknowledged
the foregoing instrument to be his voluntary act and deed.

Before me: Holly L. Pendleton
Notary Public for Oregon

My Commission Expires: 7/19/99

