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Vol. M97 Page 41670
MTC 43338-MS
WARRANTY DEED

LYNNE
MARK S. FRYHOFF and ~~LYNNE~~ RUE FRYHOFF, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RODNEY A. WELLBORN and CATHERINE J. WELLBORN, 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 KLAMATH and State of Oregon, to wit:

LOT 29, BLOCK 7, TRACT 1019, WINEMA PENINSULA UNIT #2, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

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DEC 23 AM 11:11

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 \$ 79,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. Box 1032, Ocean Park, WA 98640

Dated this 22nd day of December, 19 97

Mark S. Fryhoff
MARK S. FRYHOFF

Lynne Rue Fryhoff
LYNNE RUE FRYHOFF

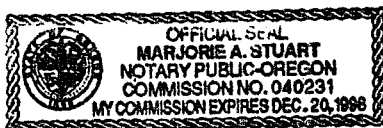
STATE OF Oregon

SS. December 22 19 97

COUNTY OF Klamath

Personally appeared the above named Mark S. Fryhoff and Lynne Rue Fryhoff

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Margaret A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT43338-MS

Return to:

RODNEY A. WELLBORN
P.O. BOX 1032
OCEAN PARK, WA 98640

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 23rd day of December A.D. 1997
at 11:11 o'clock A.M. and duly recorded
in Vol. M97 of Deeds Page 41670

Bernetha G. Letsch, County Clerk

By Ruth Ross

Fee, \$30.00

Deputy.