

MTC 37285-LW
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILMER E. MCKUNE, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by ANITA M. FLETCHER, 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:

All that portion of the NE1/4SE1/4 of Section 13, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the U.S.B.R. Drain No. 5.

Account No. 4009-01300-00500 - Key No. 93794 - Code No. 164

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 \$30,000.00.

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 19 day of March, 1998.

Wilmer E. McKune
Wilmer E. McKune

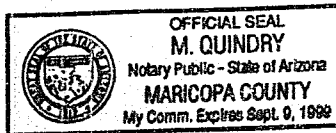
STATE OF ARIZONA)
) SS
County of Coconino)

This instrument was acknowledged before me on March 19, 1998, by Wilmer E. McKune.

Shirley Quindry
Notary Public for Arizona

My Commission Expires: 9-9-99

Return to:
Anita Fletcher
7110 O'Conner Rd.
Klamath Falls, OR.



WILLIAM L. SISEMORE
Attorney at Law

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 23rd day
of March A.D., 19 98 at 11:41 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 9221

FEE \$30.00

Bernetha G. Letsch, County Clerk
Bernetha G. Letsch

97603