

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01047561

AFTER RECORDING RETURN TO:
Mr. and Mrs. Robert J. Wheeler
4829 Memorial Lane
Klamath, OR 97603

Aspen Title & Escrow
on this 1st day of June A.D., 1998
at 2:23 o'clock P.M. and duly recorded
in Vol. M98 of Deeds Page 18466
Bernetha G. Letsch, County Clerk

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

Fee, \$30.00

By Kathleen Ross

Deputy

THEODORE C. BECKETT, SR. and MARY FRANCES BECKETT, husband and
wife, hereinafter called GRANTOR(S), convey(s) and warrants to
ROBERT J. WHEELER and THERESA K. WHEELER, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 11 in Block 4, Tract No. 1025, WINCHESTER, in the County of
Klamath, State of Oregon.

Code 41, Map 3909-11CD, Tax Lot 6900

RW "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
KN 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
\$69,000.00.

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 26th day of May, 1998.

Theodore C. Beckett Sr.
THEODORE C. BECKETT, SR.

Mary Frances Beckett
MARY FRANCES BECKETT

STATE OF OREGON, County of Klamath)ss.

On May 26, 1998, personally appeared Theodore C. Beckett,
Sr. and Mary Frances Beckett, who acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: Harlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001.

