

59461

MTC 44768-KR
WARRANTY DEEDVol. M98 Page 19596

JERRY HINES and JEAN HINES, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
EDITH R. WIRTANEN, TRUSTEE OF THE CARL A. WIRTANEN & EDITH R. WIRTANEN TRUST
DATED MAY 29, 1981,
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:

Parcel 3 of Partition 4-94 being a portion of Parcels 1 and 2 of Minor
Partition 68-91 situated in the NW1/4 of Section 31, Township 34 South,
Range 7 East of the Willamette Meridian, Klamath County, Oregon.

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 \$ 265,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 133 MARNELL AVE., SANTA CRUZ, CA 95062

Dated this 8th day of June, 1998

Jerry Hines
JERRY HINES

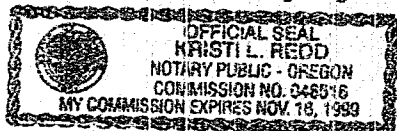
Jean Hines
JEAN HINES

STATE OF Oregon
COUNTY OF Klamath SS. June 8 19 98

Personally appeared the above named

JERRY HINES & JEAN HINES

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Reed
Notary Public for OREGON
My commission expires 11/18/99

(seal)

ESCROW NO. MT44768-KR

Return to:

THE CARL A. & EDITH R. WIRTANEN TRUST
133 MARNELL AVE.
SANTA CRUZ, CA 95062

STATE OF OREGON,
County of Klamath SS:

Filed for record at request of:

Amerititle
on this 9th day of June A.D., 1998
at 11:35 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 19596

Bernetha G. Letsch, County Clerk

By Kristi Reed
Fee, \$30.00 Deputy