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JUN 12 P3:38

WTC 44875-LW
WARRANTY DEED

Vol. M98 Page 20193

JAMES D. MARKUM and AMY C. MARKUM, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MICHAEL C. JUBIE and SUSAN M. JUBIE, 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 1 in Block 10 of FIRST ADDITION TO KENO WHISPERING PINES, according
to the official plat thereof on file in the office of the County Clerk of
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 \$ 171,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ,

Dated this 10 day of JUNE, 19 98

James D. Markum
JAMES D. MARKUM

BY: Amy C. Markum HIS ATTORNEY IN FACT
AMY C. MARKUM
Amy C. Markum
AMY C. MARKUM

STATE OF OREGON

SS. JUNE 10

19 98

COUNTY OF KLAMATH

Personally appeared the above named AMY C. MARKUM FOR HERSELF AND FOR
JAMES D. MARKUM AS HIS ATTORNEY IN FACT

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for OREGON
My commission expires 11/20/99

ESCROW NO. MT44875-LW

Return to:

MICHAEL C. JUBIE

P.O. Box 1086

Keno, OR.

97627

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AMERITITLE

on this 12TH day of JUNE A.D., 1998
at 3:38 o'clock P M. and duly recorded
in Vol. M98 of DEEDS Page 20193

Bernetha G. Letsch, County Clerk

By Bernetha G. Letsch Deputy

Fee, \$30.00