

60768

WARRANTY DEED

Vol. 1798 Page 22141

JAMES E. FLEMING and BEVERLY J. NERBONNE, as tenants in common,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
KRISTI STAPLETON and MARK STAPLETON, 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:

The SE1/4 of the SW1/4 and the SW1/4 of the SE1/4 of Section 18,  
Township 38 South, Range 11 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 \$ 99,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 14710 A. JORDAN RD, MULINO, OR 97042

Dated this 19TH day of JUNE, 1998

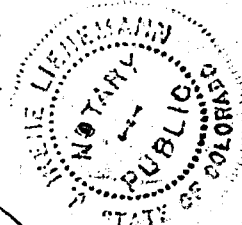
James E. Fleming  
JAMES E. FLEMING  
Beverly J. Nerbonne  
BEVERLY J. NERBONNE

STATE OF Colorado ss. 06/23/98  
COUNTY OF Summit

Personally appeared the above named James E. Fleming

and acknowledged the foregoing instrument to be his voluntary act.

Notarized James  
Fleming Signature only Therese Lienemann  
Before me:  
Notary Public for State of Colorado  
My commission expires



(seal)

My Commission Expires: 09-16-2000  
200 Ski Hill Road  
Preckenridge, CO 80424

ESCROW NO. MT45009-LW

Return to:  
KRISTI STAPLETON  
14710 A. JORDAN RD  
MULINO, OR 97042

WARRANTY DEED  
MTC 48000-174

22142

675702

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

} S.S.

On 19 JUNE 1998 before me,

RICHARD A. DI MEGGIO

a Notary Public in and for said County and State, personally appeared  
BEVERLY J. VERBONNE

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature

R 2402 (5-01)

FOR NOTARY SEAL OR STAMP



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day  
of June A.D., 19 98 at 3:38 o'clock P M., and duly recorded in Vol. M98  
of Deeds on Page 22141.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross