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98 JUN 26 P1:23

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## STATUTORY WARRANTY DEED

WILLIAM EDWARD WEAR AND ANN MARTHA WEAR

conveys and warrants to JEFF GROOM, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

N1/2 NE1/4 OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 7 EAST OF THE WILLAMETTE  
MERIDIAN, IN KLAMATH COUNTY, STATE OF OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 160,500.00 (Here comply with the requirements of ORS 93.030)Dated this 10 day of June 19 98

X William E Wear  
WILLIAM EDWARD WEAR

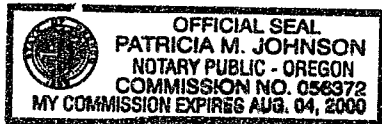
X Ann Martha Wear  
ANN MARTHA WEAR

STATE OF OREGON  
County of Klamath } ss.

BE IT REMEMBERED, That on this 02<sup>nd</sup> day of June 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named WILLIAM EDWARD WEAR AND ANN MARTHA WEAR

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Patricia M. Johnson  
Notary Public for Oregon.  
My Commission expires Aug 4, 2000

Title Order No. K-52241Escrow No. K52241D

After recording return to:

JEFF GROOMP.O. BOX 7496KLAMATH FALLS, OR 97602

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

JEFF GROOMP.O. BOX 7496KLAMATH FALLS, OR 97602

Name, Address, Zip

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

First American Title

on this 26th day of June A.D., 1998at 1:23 o'clock P. M. and duly recordedin Vol. M98 of Deeds Page 22463

Bernetha G. Letsch, County Clerk

By Kathleen Rose  
Fee, \$30.00 Deputy.