

RETURN RECORDED DOCUMENT TO:

Umpqua Title & Escrow Services
PO Box 1609
Roseburg, OR 97470
Escrow No. 37907

SEND TAX STATEMENTS TO:

GRANTEE:
HC 63, BOX 305
CHILOQUIN, OR 97624



WARRANTY DEED - STATUTORY FORM

GRANTOR:

ROLAND THEISS and MARGARET THEISS, husband and wife

GRANTEE:

SCOTT RUNELS and MARGIE RUNELS, husband and wife

Grantor conveys and warrants to Grantee the following described real property free of encumbrances except as specifically set forth herein situated KLAMATH County, Oregon, to wit:

The said property is free from encumbrances except RIGHTS OF THE PUBLIC, EASEMENTS, POSSIBLE LACK OF ACCESS AND AGREEMENTS OF RECORD, AND THAT CERTAIN DEED OF TRUST RECORDED IN BOOK M-95 AT PAGE 33294, FEE NO. 10155 WHICH THE GRANTOR HEREIN AGREES TO CONTINUE TO PAY

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 \$27,000.00. (Here comply with the requirements of ORS 93.030)

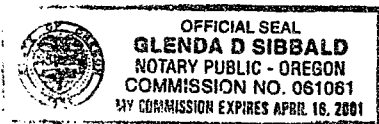
Dated this 24 day of June, 19 98

ROLAND THEISS

MARGARET THEISS

State of Oregon, County of Douglas) ss.

This instrument was acknowledged before me on June 24, 19 98, by
ROLAND THEISS, MARGARET THEISS.



Glenda D. Sibbald

Notary Public for Oregon

My commission expires 4-16-2001

22885

That portion of the N 1/2 N 1/2 SE 1/4 NW 1/4 of Section 31,
Township 30 South, Range 8 East of the Willamette Meridian,
lying Easterly of the Southern Pacific Railroad right of way.
CODE 8 MAP 3008-3100 TL 700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of June A.D., 19 98 at 3:24 o'clock P. M., and duly recorded in Vol. M98 day
of Deeds on Page 22884

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross