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98 JUL -6 P3:35
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MTC 44894-MS Vol. M98 Page 23772
WARRANTY DEED

LYNN T. MC KUNE and LORIKAY MC KUNE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
AMBER L. APPELEGATE,
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 NORTH ONE-HALF OF LOTS 4 AND 5 IN BLOCK 43, GRANDVIEW ADDITION TO
BONANZA, 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 \$ 56,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1555 UPPER APPELEGATE ROAD, JACKSONVILLE, OR 97530

Dated this 1st day of July, 1998

Lynn T. McKune
LYNN T. MC KUNE

Lorikay McKune
LORIKAY MC KUNE

STATE OF Oregon
COUNTY OF Klamath SS. July 1 19 98
Personally appeared the above named Lynn T. Mc Kune and
Lorikay Mc Kune

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:
Maynard A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT44894-MS

Return to:

AMBER L. APPELEGATE
1555 UPPER APPELEGATE ROAD
JACKSONVILLE, OR 97530

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AMERITITLE
on this 6TH day of JULY A.D., 1998
at 3:35 o'clock P M. and duly recorded
in Vol. M98 of DEEDS Page 23772

Bernetha G. Letsch, County Clerk

By Kathleen Rasmussen
Fee, \$30.00 Deputy: