

63039

MTC 44781-MS  
WARRANTY DEED

Vol. 1798 Page 26435

DAVID M. HOWLAND JR., AS TO PARCEL 1 LELAND E. FRIENSEHNER, AS TO PARCEL 2  
GLENN E. SPULLER AND MARGARET H. SPULLER, AS TO PARCEL 3,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
THOMAS A. BURNS,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 pursuant to an IRC  
1031 exchange on behalf of Grantor and/or Grantee.

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

Dated this 17 day of July, 1998

X Glenn E. Spuller  
GLENN E. SPULLER

X Margaret H. Spuller  
MARGARET H. SPULLER

X David M. Howland Jr.  
DAVID M. HOWLAND JR.

BY: Margaret Spuller HIS ATTORNEY IN FACT

X Leland E. Friensehner  
LELAND E. FRIENSEHNER

BY: Margaret Spuller HIS ATTORNEY IN FACT  
MARGARET SPULLER

STATE OF OREGON

ss.

July 17

19 98

COUNTY OF KLAMATH

Personally appeared the above named GLENN E. SPULLER AND MARGARET H. SPULLER FOR  
HERSELF AND FOR LELAND E. FRIENSEHNER AND DAVID M. HOWLAND JR. AS THEIR 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. MT44781-MS

Return to:

Thomas A. Burns  
30242 Hwy 97 N.  
Chiloquin, OR.  
97624

EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 1 of Land Partition 64-91, being a portion of Government Lot 34 and the E1/2 of Government Lot 37 lying Southwesterly of State Highway 62, Klamath County, Oregon.

Parcel 2 of Land Partition 64-91, being a portion of Government Lot 34 and the E1/2 of Government Lot 37 lying Southwesterly of State Highway 62, Klamath County, Oregon.

Parcel 3 of Land Partition 64-91, being a portion of Government Lot 34 and the E1/2 of Government Lot 37 lying Southwesterly of State Highway 62, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 20th day  
of July A.D., 19 98 at 3:52 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 26435.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rosa