

**Aspen**

TITLE & ESCROW, INC.

WARRANTY DEED

ATC 03048097

ATC #03048097

AFTER RECORDING RETURN TO:

LEE A. VANWINKLE

7350 South Side Bypass
Klamath Falls, Or 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEDIRK C. SPENCER and DONA D. SPENCER, hereinafter called
GRANTOR(S), convey(s) and warrants to LEE A. VANWINKLE,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:Lots 15 and 16, Block 4, KLAMATH RIVER ACRES, in the County of
Klamath, State of Oregon.

CODE 97 MAP 3908-3180 TL 5300

SW

"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 30.390."

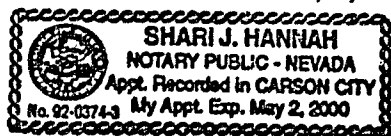
and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$35,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 17th day of August, 1998.*X* Dirk C. Spencer

DIRK C. SPENCER

X Dona D. Spencer

DONA D. SPENCER

STATE OF OREGON, County of Klamath)ss.

On August 17, 1998~~8~~, personally appeared DIRK C. SPENCER
AND DONA D. SPENCER who acknowledged the foregoing instrument
to be their voluntary act and deed.Shari J. Hannah
Notary Public for Oregon Nevada
My Commission Expires: 5/15/00
5/2/00STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow
on this 27th day of August A.D., 1998
at 3:42 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 31558

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00

Deputy: