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'98 SEP -1 AM 1:17

MTC 45486-LW
WARRANTY DEEDVol. M98 Page 32157

AL FITTS and JUNE FITTS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
J. DOUGLAS PARKER and ANDREA PARKER, husband and wife,
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:

Parcel 2 of Land Partition 36-92, situated in Government Lots 21 and 28
of Section 3, Township 36 South, Range 7 East of Willamette Meridian,
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 \$ 190,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 27627 Hwy 97 North Chiloquin, OR 97624

Dated this 28th day of August, 1998.

AL FITTS
AL FITTS

JUNE FITTS
JUNE FITTS

STATE OF Oregon SS. August 28 19 98
COUNTY OF Klamath

Personally appeared the above named Al Fitts and
June Fitts

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT45486-LW

Return to:

J. DOUGLAS PARKER

27627 Hwy 97 N.
Chiloquin, OR 97624

STATE OF OREGON
County of Klamath SS

Filed for record at request of

Amerititle

on this 1st day of September A.D. 1998
at 11:17 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 32157

Bernetha G. Letch, County Clerk

By Beth Ann Roes

Fee, \$30.00

Deputy