

67764

98 OCT 12 P3:19

MTS 44546-KA
WARRANTY DEED

Vol. 1998 Page 37417

JOANNA L. JUSTUS and GLENN G. JUSTUS, husband and wife, as to an undivided 50.000% interest.

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CATHY KING and STEPHEN KING, as tenants by the entirety,
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: 5729 Altamont Drive Klamath Falls OR 97603

Dated this 9 day of October, 19 98

Joanna L. Justus
Joanna L. Justus

Glenn G. Justus
Glenn G. Justus

STATE OF Oregon

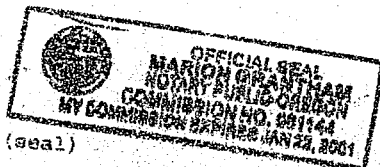
COUNTY OF Klamath

SS. October 9

19 98

Personally appeared the above named Joanna L. Justus and Glenn G. Justus

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me

Marion Grant
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT44546-KA

Return to:

Cathy King

5729 Altamont Drive

Klamath Falls OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

37418

PARCEL 1:

Lots 1, 3, 5, 6, 7, 10, 11, 19, 20, 21 and 22 of EVERGREEN MEADOWS - TRACT 1302, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Parcel 1 of Minor Land Partition #16-93 situated in the W1/2 NE1/4 of Section 13, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion platted as Evergreen Meadows, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of October A D., 19 98 at 3:19 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 37417 the 12th day

FEE \$35.00

By Bernetha G. Letsch, County Clerk
H. L. L. Ross