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ASPEN TITLE ESCROW NO. 01048554

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 4th day of November A.D., 1998
 at 11:37 o'clock A. M. and duly recorded
 in Vol. M98 of Mortgages Page 40371

Bernetha G. Letsch, County Clerk

AFTER RECORDING RETURN TO:
 Mr. and Mrs. Sidney G. Munjar
2530 Western St.
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

By Kathleen Kross
 Fee, \$30.00 Deputy

RICKEY A. SCHNECK, hereinafter called GRANTOR(S), convey(s) and warrants to SIDNEY G. MUNJAR and PATRICIA S. MUNJAR, husband and wife, hereinafter called GRANTEES(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 17 in Block 7 of Tract No. 1037, FIFTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

Code 41, Map 3909-128C, Tax Lot 12400

"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 \$112,500.00.

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 30th day of October, 1998.

Rickey A. Schneck
 RICKEY A. SCHNECK

STATE OF OREGON, County of Klamath)ss.

On November 3, 1998, personally appeared the above named Rickey A. Schneck, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Marlene T. Addington
 Notary Public for Oregon
 My Commission Expires: March 22, 2001

