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'98 DEC -2 AM 101

MTC 46718-LW
WARRANTY DEEDVol. M98 Page 44005

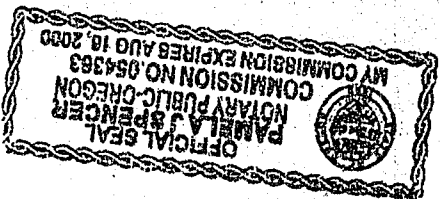
WILLIAM GRUND,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROBERT A. WITHERELL,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 1 OF MINOR LAND PARTITION 12-91 BEING PARCEL 3 OF MINOR LAND
PARTITION 6-88 SITUATED IN THE SE1/4 OF THE NW1/4 OF SECTION 31,
TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE 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 \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2360 Highland Avenue, Grants Pass, OR 97526Dated this 12th day of Dec, 1998William Grund
WILLIAM GRUNDSTATE OF OregonCOUNTY OF KlamathSS. 12/2 19 98Personally appeared the above named William Grundand acknowledged the foregoing instrument to be his voluntary act.

(seal)

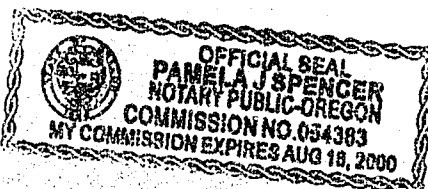


Before me:

Pamela J. Spencer
Notary Public for Oregon
My commission expires 8/18/2000

ESCROW NO. MT46718-LW

Return to:

ROBERT A. WITHERELL
2360 Highland Avenue
Grants Pass, OR 97526

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of December A.D., 19 98 at 11:01 o'clock A. M., and duly recorded in Vol. M98 day
of Deeds on Page 44005

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Green