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STATUTORY WARRANTY DEED

ROBERT LANDER, AN ESTATE IN FEE SIMPLE

conveys and warrants to DAVID M. WILHELM AND MELISSA J. WILHELM, AS TENANTS BY THE ENTIRETY Grantor, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 7, BLOCK 63 OF NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of
record, rights of way, and easements of record and those apparent upon the land,
contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 24,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 09 day of December 19 98

Robert Lander
ROBERT LANDER

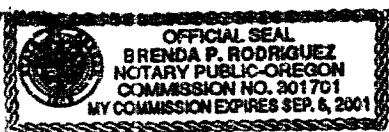
STATE OF OREGON

County of _____ } ss.

BE IT REMEMBERED, That on this 11th day of December 19 98, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
ROBERT LANDER

known to me to be the identical individual described in and who executed the within instrument and acknowledged to
me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above



Brenda P. Rodriguez
Notary Public for Oregon.
My Commission expires 9-6-01

Title Order No. K53174B
Escrow No. K53174B

After recording return to:
DAVID M. WILHELM
824 GRANT
KLAMATH FALLS, OR

Until a change is requested all tax statement shall be sent
to the following address.
DAVID M. WILHELM
824 GRANT
KLAMATH FALLS, OR

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

First American Title

on this 16th day of December A.D., 1998
at 11:07 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 45956

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy: