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MTC 47043-LW

WARRANTY DEED Vol. 1999 Page 1486

BILLIE JOE MCINTYRE AS TO AN UNDIVIDED 1/2 INTEREST AND MARILOU MCINTYRE AS TO AN UNDIVIDED 1/2 INTEREST, AS TENANTS IN COMMON., Grantor(s) hereby grant, bargain, sell, warrant and convey to: GARY N. WELBURN and LOIS K. WELBURN, 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:

THE N1/2 OF THE N1/2 OF THE SE1/4 OF SECTION 2 TOWNSHIP 36 SOUTH, RANGE 10 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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 515 CREEL RD, TALENT, OR 97540

Dated this 12<sup>th</sup> day of January, 1999

Billie Joe McIntyre  
BILLIE JOE MCINTYRE

Marilou McIntyre  
MARILOU MCINTYRE

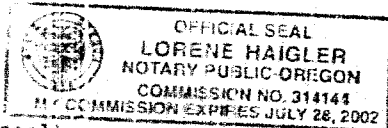
STATE OF Oregon

COUNTY OF Josephine

SS. January 12 1999

Personally appeared the above named Billie Joe McIntyre  
And Marilou McIntyre

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Lorene Haigler  
Notary Public for Oregon  
My commission expires 7/28/2002

ESCROW NO. MT47043-LW

Return to:

GARY N. WELBURN  
515 CREEL RD  
TALENT, OR 97540

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

the 15th day of January A.D. 1999  
at 11:33 o'clock A M., and duly recorded  
in Vol. 1999 of Deeds on Page 1486

Linda Smith, County Clerk

By Kathleen Ross, Deputy

Fees \$30.00