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WTC 47156-KC  
WARRANTY DEEDVol. M99 Page 3640

RAYMOND J. WIGGINS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DENNIS R. VADER,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free or encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

LOTS 11 AND 12 IN BLOCK 56 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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 \$ 7,800.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2080 ANTELOPE ROAD, WHITE CITY, OR 97503.

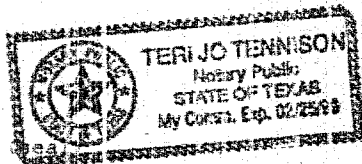
Dated this 26 day of JANUARY, 1999

Raymond J. Wiggins  
RAYMOND J. WIGGINS

STATE OF Texas ss. 1/26 1999  
COUNTY OF McLennan

Personally appeared the above named Raymond J. Wiggins

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.



Before me:

Terijo Tennison  
Notary Public for Texas  
My commission expires 2/25/99

ESCROW NO. MT47156-KC

Return to:

DENNIS R. VADER  
2080 ANTELOPE ROAD  
WHITE CITY, OR 97503

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of: AmeriTitle

the 1st day of February A.D., 1999  
at 11:25 o'clock A M., and duly recorded  
in Vol. M99, of Deeds on Page 3640

Linda Smith, County Clerk

By Kathleen Ross, Deputy  
Fee, \$30.00