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MTC 47234-KC
WARRANTY DEEDVol. M99 Page 5078

NITA F. THOMPSON,

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

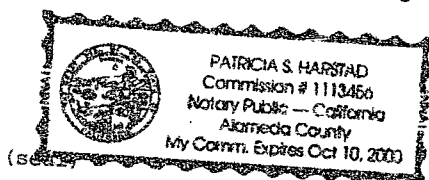
MARK WINTERS,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 110,000.00.Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 8123, KLAMATH FALLS, OR 97602Dated this 9th day of Feb, 1999Nita F. Thompson
Nita F. Thompson
NITA F. THOMPSONSTATE OF CaliforniaCOUNTY OF GlennSS. Feb 9th 1999Personally appeared the above named NITA F. Thompsonand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Patricia S. Harstad
Notary Public for Alameda California
My commission expires 10-10-2000

ESCROW NO. MT47234-KC

Return to:

MARK WINTERS

PO BOX 8123

KLAMATH FALLS, OR 97602

EXHIBIT 'A'
LEGAL DESCRIPTION

Lots 5 and 6 in Block 39 of HOT SPRINGS 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.

EXCEPTING THEREFROM:

Beginning at the most Easterly corner of Lot 6; thence Northwesterly along the Southwesterly line of Pacific Terrace, a distance of 75 feet to a point which is 25 feet Southeasterly from the most Northerly corner of Lot 5; thence Southwesterly along a line parallel to and 25 feet Southeasterly from the Northwesterly line of said Lot 5 a distance of 93 feet to a point; thence Southeasterly parallel to the Southwesterly line of Pacific Terrace, a distance of 75 feet to a point on the Southeasterly line of Lot 6; thence Northeasterly along the Southeasterly line of Lot 6 a distance of 93 feet to the point of beginning, being a portion of Lots 5 and 6 in Block 39 of HOT SPRINGS 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.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title
of February A.D., 1999 at 9:37 o'clock A. M., and duly recorded in Vol. M99
of Deeds on Page 5078

FEE

\$25.00

Linda Smith, County Clerk

by Kathleen Rossi