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WARRANTY DEED

ASPEN TITLE ESCROW NO. 05049207 AFTER RECORDING RETURN TO:

LEE A. VAN WINKLE 7350 SOUTHSIDE BYPASS KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

HERMAN MC CARTY, hereinafter called GRANTOR(S), convey(s) to LEE A. VAN WINKLE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 5, Tract 1283, in the County of Klamath, State of Oregon.

CODE 38 MAP 3908-12DA TL 1600

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$15,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 26th day of February, 1999.

Hermon he carty

HERMAN MC CARTY

STATE OF OREGON

)ss.

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County of Klamath

The foregoing instrument was acknowledged before me this day of March, 1979, by Herman Mc Carry.

Before me: Notary Public for Oregon

My Commission Expires: April 10, 2000

OFFICIAL SBAL BHONDA K. OLIVER NOTARY PUBLIC-OREGON COMMISSION NO. 053021 MY COMMISSION EXPIRES APR. 10.

STATE OF OREG	ON: COUNTY O	F KLAMATH:	. 58.					
Filed for record at	•		Apsen Title	& Escrow		the	4th	đav
ofM			at <u>3:46</u> eeds		M., and duly reco	rded in Vol.	м99	
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