

76231

ASPEN TITLE ESCROW CO. A1990410 A10:41

AFTER RECORDING RETURN TO:

KENNETH R. PAUL
5012 BLUE MOUNTAIN DRIVE
KLAMATH FALLS, OR 97601

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

DAVID G. WELKER AND NETTIE E. WELKER, hereinafter called
 GRANTOR(S), convey(s) to KENNETH R. PAUL AND CAROLYN
 DAVIES-PAUL, HUSBAND AND WIFE, hereinafter called GRANTEE(S),
 all that real property situated in the County of Klamath, State
 of Oregon, described as:

Lot 13, Block 2, LA WANDA HILLS, TRACT 1002, in the County of
 Klamath, State of Oregon.

CODE 20 MAP 3908-14DO TL 2900

"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
 \$175,000.00.

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 12th day of March, 1999.

David G. Welker
 DAVID G. WELKER

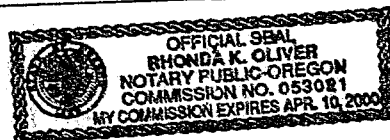
Nettie E. Welker
David G. Welker
 DAVID G. WELKER, CO-GUARDIAN
 FOR NETTIE E. WELKER

Nettie E. Welker
Wayne Ensign
 WAYNE ENSIGN, CO-GUARDIAN FOR
 NETTIE E. WELKER

STATE OF OREGON, County of Klamath)ss.

On March 12, 1999, personally appeared the above named David G.
 Welker and Wayne Ensign and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me: [Signature]
 Notary Public for Oregon
 My Commission Expires: April 10, 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day
 of March A.D., 1999 at 10:41 o'clock A. M., and duly recorded in Vol. M99
 of Deeds on Page 9053

Linda Smith, County Clerk

FEE \$30.00

by Kathleen Ross

99 MAR 16 A10:41