

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01049235

AFTER RECORDING RETURN TO Dennis J. Dunlea 28949 Stateline Road MALITY, OR. 97632

until a change is requested all tax STATEMENTS TO THE POLLOWING ADDRESS! SAME AS ABOVE

HENRY J. O'KEEFFE and PATRICIA D. O'KEEFFE; TRUSTESS, OF THE O'REEFFE FAMILY TRUST 1983, hereinafter called GRANTOR(S), convey(s) and warrants to DENNIS J. DUNLEA, bereinafter called GRANTEE(s), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN ;

"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 OF 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, contracts and/or liens for irrigation and/or drainage,

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 thin 17th day of March, 1999.

O'REEFFE FAMILY TROST 1983

Patricia d. O'Kêşpek

STATE OF OREGON, County of Klamathiss.

The foregoing instrument was acknowledged before me this 17th day of March, 1999, by HENRY J. O'KEEPFE and PATRICIA D. O'KEEPFE, as both individuals and Trustees of the O'KEEPPE FAMILY TRUST 1988.

Before me: White Tego Notary Public for Gregon My Commission Expires: March 22, 2001

OFFICIAL SEAL MARLENE T. ADDRECTON HOTARY PUBLIC-OREGON COLAMBRICH NO. 660616 NY COLAMBRICH PUBLISHED NAT. 22, 23

EXHIBIT "A"

PARCEL 1:

THE SE 1/4 of the SE 1/4 of Section 11, Township 41 South, Range 12 Bast of the Willamette Meridian, in the County of

CODE 15 MAF 4112-1100 TL 1700

PARCEL 2:

That pertion of the NE 1/4 NE 1/4 of Section 14, Township 4; South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northerly of the Malin

CODE 16 MAP 4112-1400 TL 100

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