

99 APR 19 AM 1:40

MT47606-MS
WARRANTY DEED

Vol 1999 Page 14216

PHILIP R. CATLETT and KRISTY S. CATLETT, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES LEE MEEDS and LEANN MARIE MEEDS, husband and wife,
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 \$ 120,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5328 SUMMIT STREET, KLAMATH FALLS, OR 97603

Dated this 14th day of April, 1999.

Philip R. Catlett

PHILIP R. CATLETT

Kristy S. Catlett

KRISTY S. CATLETT

STATE OF Kansas

SS. April 14 19 1999

COUNTY OF Sumner

Personally appeared the above named Philip R Catlett +

Kristy S Catlett

and acknowledged the foregoing instrument to be a voluntary act.

Before me.



Dannetta Cook
Notary Public for State of Kansas
My commission expires 11-28-02

(seal)

ESCROW NO. MT47606-MS

Return to:

JAMES LEE MEEDS
5328 SUMMIT STREET
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

All of Lot 5, together with the W1/2 of vacated Summit Street, SUMMER HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lot 4, SUMMER HEIGHTS, excepting therefrom the following:

A portion of Lot 4, SUMMER HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 4, thence South along the Westerly boundary of said Lot, 40 feet to a point; thence Northeasterly to a point on the Easterly line of said Lot, said point being 12 feet South of the Northeast corner of said Lot; thence North 12 feet to the Northerly line of Lot 4; thence West to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 19th day
of April A.D. 1999 at 11:40 o'clock A. M. and duly recorded in Vol. M99
of Deeds on Page 14216

Linda Smith, County Clerk

FEE \$35.00

by Judith A. Wickens