

GREGORY MICHAEL RATHBURN and TERESA R. RATHBURN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

CHARLES GLEN SIMMONS,  
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:

LOT 7 IN BLOCK 25 OF TRACT 1005 FOURTH ADDITION TO KLAMATH RIVER ACRES,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON


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 \$ 83,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 17817 FREIGHT ROAD LANE, KLAMATH FALLS, OR 97601

Dated this 24th day of May, 1999

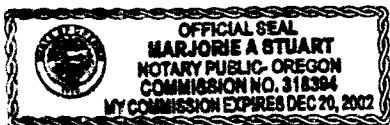
  
GREGORY MICHAEL RATHBURN

  
TERESA R. RATHBURN

STATE OF Oregon SS. May 24 19 99  
COUNTY OF Klamath


Personally appeared the above named Gregory Michael Rathburn  
and Teresa R. Rathburn

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

  
Notary Public for Oregon

My commission expires 12-20-02

ESCROW NO. MT47995-MS

Return to:

CHARLES GLEN SIMMONS  
c/o P.O. BOX 2794  
WINSTON, OR 97496

State of Oregon, County of Klamath  
Recorded 6/01/99, at 11:39 a.m.  
In Vol. M99 Page 21440  
Linda Smith, County Clerk  
Fee \$ 30 -

