

1999 JUN 16 PM 3:13

WARRANTY DEED

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DOUGLAS K. WHITSETT, TRUSTEE OF THE DOUGLAS K. WHITSETT PROFIT SHARING PLAN, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CLAUDE I. KANSAKU,
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 25 in Block 2, TRACT 1145, NOB HILL, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, 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 \$ 139,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 144 MOUNTAIN VIEW DRIVE, KLAMATH FALLS, OR 97601

Dated this _____ day of June, 1999.

Douglas K. Whitsett

DOUGLAS K. WHITSETT PROFIT SHARING PLAN

BY: Douglas K. Whitsett TRUSTEE
DOUGLAS K. WHITSETT

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June, 1999

by DOUGLAS K. WHITSETT

as TRUSTEE

of DOUGLAS K. WHITSETT PROFIT SHARING PLAN

Kristi L. Redd
Notary Public of Oregon

My commission expires 11/16/99



ESCROW NO. MT48036-KR

Return to:

CLAUDE I. KANSAKU
144 MOUNTAIN VIEW DRIVE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 6/16/99, at 3:13 p.m.
In Vol. M99 Page 23723
Linda Smith,
County Clerk Fee \$ 30 - KR