



WARRANTY DEED

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ESCROW NO.: 03047943

AFTER RECORDING RETURN TO:

DAVID B. KENT
10942 Needle Dam Rd
Keno OR 97627

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

ELAINE B. SELLES, hereinafter called GRANTOR(S), convey(s) and
warrants to DAVID B. KENT, hereinafter called GRANTEE(S), all
that real property situated in the County of , 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 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, 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 \$500.00.

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 18 day of FEBRUARY 1999.

x Elaine B. Selles
ELAINE B. SELLES

STATE OF OREGON, County of KLAMATH)ss.

On FEBRUARY 18, 1999, personally appeared Elaine B. Selles
who acknowledged the foregoing instrument to be her voluntary
act and deed.

Dale E. Wetzel
Notary Public for Oregon
My Commission Expires: APRIL 18, 2000



EXHIBIT "A"

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A portion of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 238.7 feet North of a point 766.1 feet West of the corner common to Township 39 and 40 South, Ranges 7 and 8 East of the Willamette Meridian; thence North 208.7 feet to a point; thence West 208.7 feet to a point; thence South 208.7 feet to a point; thence East 208.7 feet to the place of beginning.

CODE 21 MAP 3907-36DO TL 2500

State of Oregon, County of Klamath

Recorded 6/17/99, at 3:32 p. m.

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Linda Smith,

County Clerk

Fee \$ 35 *RR*