

1999 JUL -2 PM 3:46



WARRANTY DEED

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ASPEN TITLE ESCROW NO. 05049716
AFTER RECORDING RETURN TO:

JAMES N. LESLEY

63483 Gold Spur Way
Bend, OR 97701

State of Oregon, County of Klamath
Recorded 7/02/99, at 3:46 p. m.

In Vol. M99 Page 26720

Linda Smith,

County Clerk

Fee \$ 30- KR

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

LEE VAN WINKLE, hereinafter called GRANTOR(S), convey(s) and
warrants to JAMES N. LESLEY, hereinafter called GRANTEE(S), all
that real property situated in the County of KLAMATH, State of
Oregon, described as:

The NE 1/4 of the NW 1/4 of Section 25, Township 35 South,
Range 11 East of the Willamette Meridian, in the County of
Klamath, State of Oregon.

CODE 8 MAP 3511-2500 TL 600

"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 "a roadway 60 feet in width for ingress and egress, as
described in Order from Klamath County Circuit Court Case No.
80-800, recorded October 13, 1980 in volume M80, page 19965,
Deed of records of Klamath County, Oregon."

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
\$25,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 1 day of June, 1999.

Lee Van Winkle
LEE VAN WINKLE

STATE OF OREGON, County of Klamath)ss.

On July 1, 1999, personally appeared Lee Van Winkle who
acknowledged the foregoing instrument to be his voluntary act
and deed.

Pam Barnett
Notary Public for Oregon
My Commission Expires: April 10, 2000

