

1999 JUL -9 PM 3:35

MT48606-MG
WARRANTY DEED

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VICTOR K. WINE AND NAKO WINE, TRUSTEES UNDER THE WINE LOVING TRUST DATED MAY 30, 1991, Grantor,

hereby grant, bargain, sell, warrant and convey to:

WYATT D. LEDBETTER and ANNETTE M. LEDBETTER, as tenants by the entirety, Grantee,

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 21 in Block 4 of STEWART ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 3909-007CA-04000

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:

SUBJECT TO: DELINQUENT REAL PROPERTY TAXES FOR THE FISCAL YEARS OF 1996-1997, 1997-1998 AND 1998-1999, WHICH THE GRANTEE HEREIN AGREES TO ASSUME AND PAY.

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 8,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 79514 FIRE ROAD, LORANE, OR 97451

Dated this 8th day of July, 1999

THE WINE LIVING TRUST DATED MAY 30, 1991

BY: Victor K. Wine TRUSTEE
VICTOR K. WINE, TRUSTEE

BY: Nako Wine TRUSTEE
NAKO WINE, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 8, 1999 by VICTOR K. WINE AND NAKO WINE TRUSTEES OF THE WINE LOVING TRUST DATED MAY 30, 1991.



Marion Grantham
(Notary Public for Oregon)

My commission expires

1/22/01

ESCROW NO. MT48606-MG
WYATT D. LEDBETTER
Return to: 79514 PIPE ROAD
LORANE, OR 97451

State of Oregon, County of Klamath
Recorded 7/09/99, at 3:35 p.m.
In Vol. M99 Page 27631
Linda Smith,
County Clerk Fee \$30.00