



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05049970

AFTER RECORDING RETURN TO:
CAROLINE D. KNOX8180 Teale Lane
Bonanza OR 97623UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVELee A. Van Winkle, hereinafter called GRANTOR(s), convey(s) to
Caroline D. Knox, hereinafter called GRANTEE(s), all that and
property situated in the County of Klamath, State of Oregon,
described as:Lot 9, Block 54, KLAMATH FALLS FOREST ESTATE, HIGHWAY 10 UNIT
PLAT NO. 2, in the County of Klamath, State of Oregon

COSE 114 MAP 3811 23B TAX 101 1300

"THIS INSTRUMENT WILL NOT ALLOW ANY OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS OR
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOWN HEREIN SHALL
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 30.300."and covenant(s) that grantor in the deed set forth above deems the
property free of all encumbrances except the existing condition
restrictions, reservations, rights, rights of way and easement
of record, if any, and apparent upon the land, contract and/or
liens for irrigation and/or drainage,and will warrant and defend the same against all person who may
lawfully claim the same, except as shown above.The true and actual consideration for this instrument is
\$12,600.00.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 5TH day of August 1999.

LEE A. VAN WINKLE

STATE OF OREGON, County of Klamath):

On August 3, 1999, personally appeared Lee A. Van Winkle
acknowledged the foregoing instrument to be his voluntary act
and deed.Before me: Trisha L. Powell
Notary Public for OREGON
My Commission Expires: October 4, 2002