



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050058

AFTER RECORDING RETURN TO:  
CHRISTOPHER J. PRUNER  
1121 Wellesley Ave #3  
Modesto, CA 95350

State of Oregon, County of Klamath  
Recorded 8/25/99, at 11:27 A. M.  
In Vol. M99 Page 34377  
Linda Smith,  
County Clerk Fees \$30 *NR*

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

LEE A. VAN WINKLE and ELIZABETH A. VAN WINKLE, husband and wife,  
hereinafter called GRANTOR(S), convey(s) and warrants to  
CHRISTOPHER J. PRUNER, hereinafter called GRANTEE(S), all that  
real property situated in the County of Klamath, State of  
Oregon, described as:

Parcel 2 of Land Partition 29-97 situated in the Town of  
Bonanza, in the W 1/2, NW 1/4 Section 10, Township 39 South,  
Range 11 East of the Willamette Meridian, in the County of  
Klamath, State of Oregon.

Code 11, Map 3911-108C, Tax Lot 200



"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  
\$35,000.00.

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 2nd day of August, 1999.

*Lee A. Van Winkle*  
LEE A. VAN WINKLE

*Elizabeth A. Van Winkle*  
ELIZABETH A. VAN WINKLE

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 24th  
day of August, 1999, by Lee A. Van Winkle and Elizabeth A. Van  
Winkle.

Before me: *Pam Barnett*  
Notary Public for Oregon *PB*  
My Commission Expires: ~~March 21, 2001~~  
*Aug. 24*

