



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01049977

AFTER RECORDING RETURN TO:

MEGAN C. FEARS

2144 Astorson Dr  
Klamath Falls OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVELEE A. VAN WINKLE, hereinafter called GRANTOR(S), convey(s) and  
warrants to MEGAN C. FEARS, hereinafter called GRANTEE(S), all  
that real property situated in the County of KLAMATH, 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 . . . . .

mf "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  
\$34,000.00.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 14th day of September, 1999.

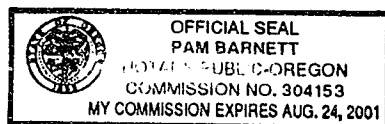
  
LEE A. VAN WINKLE

STATE OF OREGON, County of Klamath)ss.

On this 15th day of September, 1999, personally appeared Lee A.  
Van Winkle, who acknowledged the foregoing to be his voluntary  
act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: Aug 24, 2001

## EXHIBIT "A"

All that portion of the SW 1/4 of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 660 feet North and 1260 feet East of an iron pin driven into the ground at the Southwest corner of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor which iron pin is 30 feet East of the center of the road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center of said Highway; thence West 270 feet; thence North 132 feet; thence East 270 feet; thence South 132 feet to the point of beginning.

EXCEPTING THEREFROM the Easterly 10.00 feet, parallel and adjacent to the Westerly right of way of Patterson Street.

CODE 43 MAP 3909-1BC TL 700

State of Oregon, County of Klamath  
Recorded 9/16/99, at 2:21 p.m.  
In Vol. M99 Page 37005  
*Linda Smith,*  
County Clerk      Fee\$ 35<sup>00</sup>-