

1999 SEP 30 AM 11:16

MTC 49052-KR
WARRANTY DEED

Vol M99 Page 38851

MICHAEL R. WHEELER and VIRGINIA K. WHEELER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROBERT E. HICKEY and TAMMY T. BAKER, with the rights of survivorship,
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 14 IN BLOCK 2 OF TRACT 1120, SECOND ADDITION TO EAST HILLS ESTATES,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3909-001AD-01200-000

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:
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 FE⁷ 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 175,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2203 KIMBERLY DRIVE, KLAMATH FALLS, OR 97603

Dated this 24th day of September, 1999

Michael R. Wheeler
MICHAEL R. WHEELER

Virginia K. Wheeler
VIRGINIA K. WHEELER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 24 1999 by
MICHAEL R. WHEELER AND VIRGINIA K. WHEELER.



Lisa Leggett-Weatherly
(Notary Public for Oregon)

commission expires 11/20/99

ESCROW NO. MT49052-KR

Return to:
ROBERT E. HICKEY
2203 KIMBERLY DRIVE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 9/30/99, at 11:16 a.m.
In Vol. M99 Page 38851
Linda Smith,
County Clerk Fee \$ 30.00