

1999 NOV -4 AM 11: 25

MT49544-MS  
WARRANTY DEED

Vol M99 Page 44064

STEVEN R. HANOVER and VALERY F. HANOVER, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
EDWARD W. WICKS and DONNA M. WICKS, husband and wife,  
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
3809-018BA-00900-000 4331170

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 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 58,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4849 WOCUS ROAD, KLAMATH FALLS, OR 97603

Dated this 2 day of Nov, 1999

Steven R. Hanover  
STEVEN R. HANOVER

Valery F. Hanover  
VALERY F. HANOVER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 2, 1999 by  
STEVEN R. HANOVER AND VALERY F. HANOVER.

Linda M. Jones  
(Notary Public for ~~Oregon~~ Mississippi)  
My commission expires Oct. 3, 2003

ESCROW NO. MT49544-MS

Return to:  
EDWARD W. WICKS  
4849 WOCUS ROAD  
KLAMATH FALLS, OR 97603

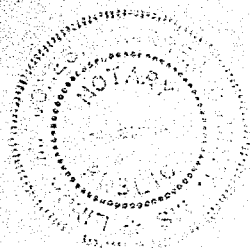


EXHIBIT "A"  
LEGAL DESCRIPTION

Beginning at a point on the Easterly right of way line of the Old Dalles-California Highway which lies North 89 degrees 42' West, a distance of 710.5 feet and South 6 degrees 02' West a distance of 711 feet from the iron axle which marks the quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon running thence;

Continuing South 6 degrees 02' West along the Easterly right of way line of the Old Dalles-California Highway, a distance of 144 feet to a point; thence South 89 degrees 09' East a distance of 328.04 feet to a point; thence North 6 degrees 02' East parallel to the Easterly right of way line of the Old Dalles-California Highway, a distance of 139.75 feet to a point; thence North 88 degrees 25' West, a distance of 327.7 feet, more or less, to the point of beginning; being in the NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 11/04/99, at 11:25a m.  
In Vol. M99 Page 44064  
Linda Smith,  
County Clerk Fee \$ 35<sup>00</sup>