

1999 NOV -5 AM 11:38

WARRANTY DEED - MS

Vol M99 Page 44296

RUBY EDGAR,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
STEPHEN D. WICKLINE,
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 8 IN BLOCK 35 OF FIRST ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON

3809-032BA-01600-000

410745

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 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 523 LINCOLN STREET, KLAMATH FALLS, OR 97601

Dated this 3rd day of November, 1999

Ruby L. Edgar
RUBY EDGAR

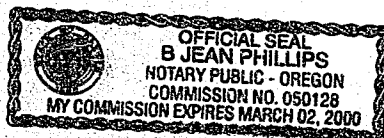
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 3, 1999 by RUBY
EDGAR.

B. Jean Phillips
(Notary Public for Oregon)
My commission expires 3-2-00

ESCROW NO. MT49619-MS

Return to:
STEPHEN D. WICKLINE
523 LINCOLN STREET
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 11/05/99, at 11:38 a.m.
In Vol. M99 Page 44296
Linda Smith,
County Clerk Fee \$ 30⁰⁰