

KNOW ALL MEN BY THESE PRESENTS, That Western United Life Assurance Company, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James Bennette Weems, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 18 in Block 8 of STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$37,000.00. This deed is given in fulfillment of the Land Sale Contract dated December 21, 1995, between Alfred L. Edgar and Wyatt D. Ledbetter, as Seller and James Bennette Weems, as Purchaser, and recorded on April 8, 1997, in Volume M97, at Page 10403.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20th day of May, 1999; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

WESTERN UNITED LIFE ASSURANCE COMPANY

BY: MF Scott Cordell  
Scott Cordell, Vice President

BY: MF Reuel Swanson  
Reuel Swanson, Secretary

STATE OF WASHINGTON )  
 ) ss.  
County of Spokane )

This instrument was acknowledged before me on May 20, 1999, by Scott Cordell and Reuel Swanson, as Vice President and Secretary, respectively, of Western United Life Assurance Company.

**NOTARY PUBLIC**  
**STATE OF WASHINGTON**  
**CANDY L. BECKMAN**  
My Appointment Expires SEPT 10. 2000

Candy L. Beckman  
Notary Public in and for the State of  
Washington, residing at Spokane  
My commission expires: 9-10-2000

Grantor's Name and Address: State of Oregon )  
 ) ss.  
County of )

Grantee's Name and Address: I certi  
receive

After Recording return to:

James Bennett Weems  
905 Kimball Ave. #3  
Seaside, CA 93955

Until requested otherwise  
send all tax statements to:

in booi  
on pag  
instru

County  
Witness  
affixe

SAME - NO CHANGE

State of Oregon, County of Klamath  
Recorded 3/01/00, at 3:39 p.m.  
In Vol. M00 Page 6549

Name Linda Smith,  
By: County Clerk Fee \$ 21.00

10002844 AMERITITLE has recorded this  
instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.