



WARRANTY DEED

Vol MQ1 Page 2940

ASPEN TITLE ESCROW 01052255

AFTER RECORDING RETURN TO:
 ROD C. MONROE AND DENESE T. MONROE
 879 NEVADA
 ASHLAND, OR 97520

State of Oregon, County of Klamath
 Recorded 01/24/01, at 2:08 p.m.
 In Vol. MQ1 Page 2940
Linda Smith,
 County Clerk Fee \$ 21⁰⁰

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

WMC MORTGAGE CORP., hereinafter called GRANTOR(S), convey(s)
 and warrants to ROD C. MONROE AND DENESE T. MONROE, HUSBAND AND
 WIFE hereinafter called GRANTEE(S), all that real property
 situated in the County of Klamath, State of Oregon, described
 as:

THE NORTHEASTERLY 75 FEET OF LOT 7, BLOCK 26, HOT SPRINGS
 ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF
 KLAMATH, STATE OF OREGON.

CODE 1, MAP 3809-28CB, TAXLOT 6500

"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
 \$71,550.00, PAID BY AN ACCOMMODATOR PURSUANT TO AN IRC 1031
 EXCHANGE.

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 22nd day of January, 2000-2001

WMC MORTGAGE CORP.

By Fairbanks Capital Corp. as Atty. in Fact

BY:

Christopher M. West, Asst. Sec/Doc Control

BY:

STATE OF Utah)
 County of Salt Lake) ss.

The foregoing instrument was acknowledged before me this 22nd
 day of January, 2001, by Christopher M. West, Asst. Sec/Doc Control
 of WMC Mortgage Corp., a California
 corporation, on behalf of the corporation.

* By Fairbanks Capital Corp. as Atty. in Fact

Before me: Valina Radtke
 Notary Public for Salt Lake County
 My commission expires: 11-26-01

