

MAR 16 2001 3:25p.m.

MTL S3136-LB
WARRANTY DEED

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STEPHEN R. FEUERHELM,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JOHN D. FORTUNE, JR and SUSAN H. FORTUNE, as tenants by the entirety,

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 10 in Block 13 of TRACT 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT3809036CA00200

KEY #451870

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 140,000.00.

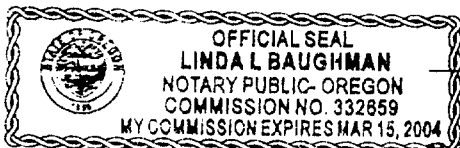
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1145 TAMERA DRIVE, KLAMATH FALLS, OR 97603

Dated this 15 day of March, 2001.


STEPHEN R. FEUERHELM

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 15, 2001 by
STEPHEN R. FEUERHELM.




(Notary Public for Oregon)

My commission expires _____

ESCROW NO. MT53136-LB

Return to:

JOHN D. FORTUNE, JR
1145 TAMERA DRIVE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 03/16/01, at 3:25 p. m.

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Linda Smith,

County Clerk Fee \$ 21⁰⁰