



WARRANTY DEED

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ASPEN TITLE ESCROW NO.: 01052661

AFTER RECORDING RETURN TO:
RICHARD J. REAUME
4615 SHASTA WAY
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 04/30/01, at 2:47 p.m.
In Vol. M01 Page 19299
Linda Smith,
County Clerk Fee \$ 21.00

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

EVERT D. POWELL AND SHIRLEY A. POWELL, hereinafter called
GRANTOR(S), convey(s) and warrants to RICHARD J. REAUME, AN
ESTATE IN FEE SIMPLE hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

TRACT 64, LEWIS TRACTS, IN THE COUNTY OF KLAMATH, STATE OF
OREGON.

CODE 41, MAP 3809-35CD, TAXLOT 2800

"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
\$44,000.00.

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 26th day of April 2001.

Evert D. Powell
EVERT D. POWELL

Shirley A. Powell
SHIRLEY A. POWELL

STATE OF OREGON, County of Curry ss.

On 4-26-, 2001, personally appeared Evert D. Powell and
Shirley A. Powell who acknowledged the foregoing instrument to
be their voluntary act and deed.

Becky Atherton
Notary Public for OREGON

My Commission Expires: 5-28-03

