

'01 JUL 2 PM3:13

MT54103-LB

WARRANTY DEED

Vol M01 Page 32112

JIMMIE D. FRALEY who took title as JIMMIE D. DUBOIS and FORDUS J. FRALEY, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to: BEN E. VAN METER and CATHERINE VAN METER, 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 4 in Block 13 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT #3909-014CA-07400

KEY #574346

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 122,460.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5444 BRENTWOOD DRIVE, KLAMATH FALLS, OR 97603

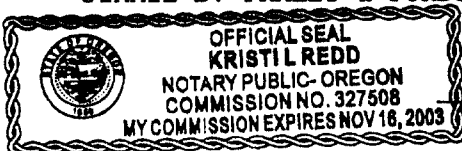
Dated this 20th day of June, 2001.

+ Jimmie D. Fraley
JIMMIE D. FRALEY who took title as
JIMMIE D. DUBOIS

+ Fordus J. Fraley
FORDUS J. FRALEY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 20, 2001 by
JIMMIE D. FRALEY & FORDUS J. FRALEY.



Kristil Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT54103-LB

Return to:
BEN E. VAN METER
5444 BRENTWOOD DRIVE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 07/02/01 at 3:13 p. m.
In Vol. M01 Page 32112
Linda Smith,
County Clerk Fee \$ 21.00