

WARRANTY DEED

Vol. 1195 Page

MTC 357584S

TIM G. WAGENBLAST,

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

JAMES M. KOLTZE,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 29,800.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

Dated this 14th day of July, 1995

Tim G. Wagenblast
TIM G. WAGENBLAST

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. July 14 19 95
COUNTY OF KlamathPersonally appeared the above named Tim G. Wagenblast
and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12/26/98

(seal)

Return to:

JAMES M. KOLTZE

P.O. BOX 1395

KLAMATH FALLS, OR 97601

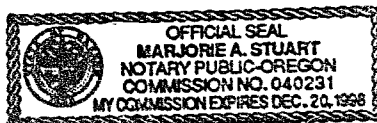


EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Lot 11, Block 57, SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Northeasterly corner of Lot 11 of said Block 57; thence Southwesterly along the Northerly line of said Lot 11, 94.2 feet to a point marking the Southeasterly corner of Lot 10 of said Block 57; thence Southeasterly at right angles 50 feet, more or less to the Southerly line of said Lot 11; thence Northeasterly along the Southerly line of said Lot 11 to Eldorado Avenue; thence Northerly along Eldorado Avenue 56 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 18th day
of July A.D., 19 95 at 3:42 o'clock P. M., and duly recorded in Vol. M95,
of Mortgages on Page 18595.

FEE \$30.00

By Bernetha G. Letsch County Clerk