

WARRANTY DEED

Vol. M95 Page 19446

MTC33817 HF

STEVE RENO,

Grantor(s) hereby grant, bargain, sell and convey to
OLIVER J. RADTKE,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 57 in Block 16 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT
NO. 1, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon. SUBJECT TO: A CONTRACT
dated October 1, 1992 wherein the seller is STEVE RENO and the buyer
is PAT VINZANT, recorded July 26, 1995 in Vol M95, page 19444 in
the Microfilm records of Klamath County, Oregon.

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 \$ 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5625 BUFFLEHEAD DRIVE, BONANZA, OR 97623

Dated this 26 day of July, 1995.

Steve Reno
STEVE RENO

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONCOUNTY OF KLAMATHSS. July 26 19 95Personally appeared the above named STEVE RENOand acknowledged the foregoing instrument to be HIS voluntary act.

Before me:

Helen M. Fink

Notary Public for OREGONMy commission expires 4/20/96

(seal)

Return to:

OLIVER J. RADTKE
5625 BUFFLEHEAD DRIVE
BONANZA, OR 97623

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day
of July A.D., 19 95 at 3:03 o'clock M., and duly recorded in Vol. M95
of Deeds on Page 19446.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Annette Mueller