WARRANTY DEED

MTC39320 MS

RICHARD A. LINDGREN and **MIRIAM LINDGREN**, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
ROBERT J. BEMRICK II,
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.

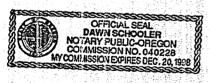The true and actual consideration for this conveyance is $ 162,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: **2384 LINDA VISTA DRIVE, KLAMATH FALLS, OR 97601**

Dated this __4th__ day of __Oct.__, 1996

_____
RICHARD A. LINDGREN

_____
MIRIAM LINDGREN

NOTARY ACKNOWLEDGEMENT

STATE OF __OREGON__
                                         SS. __October__   __4__   19 __96__
COUNTY OF __KLAMATH__

Personally appeared the above named _____

____RICHARD A. LINDGREN AND MIRIAM LINDGREN_____

and acknowledged the foregoing instrument to be __their__ voluntary act.

Before me:

_____

Notary Public for __Oregon__
My commission expires __12/20/98__

OFFICIAL SEAL
DAWN SCHOOLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 040228
MY COMMISSION EXPIRES DEC. 20, 1998

(seal)

ESCROW NO. MT39320-MS

Return to:
  ROBERT J. BEMRICK II, M.D.
  2384 LINDA VISTA DRIVE
  KLAMATH FALLS, OR 97601

32571

A portion of Lot 1, Block 3, Tract 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with the vacated portion of Arrowhead Road (30 feet wide) adjoining, more particularly described as follows:

Beginning at a point on the Westerly line of said Lot 1, said point being North 18 degrees 21' 42" East a distance of 73.71 feet from the Southwest corner of said Lot 1; thence North 18 degrees 21' 42" East along the West line of Lot 1, a distance of 83.87 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 134.26 feet; thence Northeasterly along said curve a distance of 51.57 feet (chord of said curve bears North 29 degrees 22' 00" East, with a length of 51.26 feet); thence North 40 degrees 22' 18" East a distance of 73.56 feet; thence South 00 degrees 05' 51" West, along a line parallel with and 30 feet distant from the East line of Block 3, a distance of 180.48 feet; thence North 89 degrees 54' 09" West a distance of 98.90 feet, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Amerititle _____ the ___ 15th ___ day
of __ October __ A.D., 19 96 __ at __ 11:51 __ o'clock __ A. M., and duly recorded in Vol. __ M96 __,
of _____ Deeds _____ on Page 32570 .

FEE $35.00

Bernetha G. Letsch _____ County Clerk
By _Kristen Koss_