

33970

MTC 40726-LW Vol. m97 Page 6744
WARRANTY DEED

DANNY L AKERS and SHARON L. AKERS, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
ANDREW S. ALTNOW and TRACEY ALTNOW, husband and wife,
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 32 in Block 5 of LATAKOMI SHORES, according to the official plat
thereof on file in the office of the County Clerk 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 \$ 7,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5325 LAKE PLEASANT DR., ELK GROVE, CA 95757

Dated this 4 day of March, 1997.

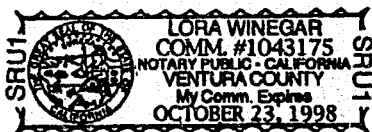
Danny L. Akers
DANNY L AKERS

Sharon L. Akers
SHARON L. AKERS

STATE OF California SS. March 4 19 97
COUNTY OF Ventura

Personally appeared the above named DANNY L. AKERS AND SHARON L. AKERS

and acknowledged the foregoing instrument to be _____ voluntary act.



(seal)

Before me:

Lora Winegar
Notary Public for Ventura County

My commission expires 10-23-98

ESCROW NO. MT40726-LW

Return to:

ANDREW S. ALTNOW
5325 LAKE PLEASANT DR.
ELK GROVE, CA 95757

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle
on this 6th day of March A.D., 1997
at 3:47 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 6744

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.