

51632

MT42701-KR
WARRANTY DEED

Vol. 1198 Page 1313

EDWIN L. RAUSTEN and BONNIE BAILEY RAUSTEN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DAVID E. MAUCH and JACKIE MAUCH, 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:

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 \$ 46,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4522 1/2 SHASTA WAY, KLAMATH FALLS, OR 97603

Dated this _____ day of _____, 19____.

EDWIN L. RAUSTEN

"see attached"

BONNIE BAILEY RAUSTEN

STATE OF _____ SS. _____ 19____
COUNTY OF _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____
My commission expires _____

(seal)

ESCROW NO. MT42701-KR

Return to:
DAVID E. MAUCH
4522 1/2 SHASTA WAY
KLAMATH FALLS, OR 97603

Edwin L. Rausten
EDWIN L. RAUSTEN

Bonnie Bailey Rausten
BONNIE BAILEY RAUSTEN

Dated this 12th day of January, 1998.

STATE OF California

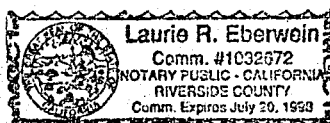
COUNTY OF Riverside SS. 11 12 1998

Personally appeared the above named Edwin L. Rausten
and Bonnie Bailey Rausten
and acknowledged the foregoing instrument to be a voluntary act.

WITNESS My hand and official seal.

(seal)

Laurie R. Eberwein
Notary Public
State of California
My Commission expires: 7/20/98



STATE OF _____ SS. _____ 19 _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____
19____, by _____
as _____ on behalf of _____

WITNESS My hand and official seal.

(seal)

Notary Public
State of _____
My Commission expires: _____

EXHIBIT "A"

The North 60 Feet of Lot 23 in Block 4, FIRST ADDITION
TO ALTAMONT ACRES, according to the official plat
thereof on file in the office of the County Clerk of
Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day
of January A.D., 19 98 at 11:52 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 1313.

FEE \$40.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross