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98 SEP 26 10:54

MTC 45723-KJ  
WARRANTY DEEDVol. M98 Page 35235

WILLIAM DE BUDGE and JANIS MARIE DE BUDGE, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
HORST WUERZBURG and INGRID WUERZBURG, 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:

The Easterly 179.9 feet of the North half of Lot 19 and the North 35.5  
feet of the South 71 feet of the East 163 feet of Lot 19, Block 3,  
ALTAMONT ACRES, according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM  
the Easterly 5 feet of said tracts conveyed to Klamath County for road  
purposes.

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 \$ 66,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 9213 Reeder Rd., K. Falls, OR 97603

Dated this 17 day of SEPTEMBER, 1998.

William E. DeBudge  
WILLIAM DE BUDGE  
E.

Janis Marie DeBudge  
JANIS MARIE DE BUDGE

STATE OF OREGON  
COUNTY OF KLAMATH SS. SEPTEMBER 17 1998

Personally appeared the above named WILLIAM DE BUDGE AND JANIS MARIE  
DE BUDGE

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kirsten Jensen  
Notary Public for Oregon  
My commission expires 04/03/02

ESCROW NO. MT45723-KJ

Return to:

HORST WUERZBURG  
9213 Reeder Rd  
K Falls, OR 97603

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Amerititle  
on this 28th day of Sept A.D., 1998  
at 10:54 o'clock A M. and duly recorded  
in Vol. M98 of Deeds Page 35235

Bernetha G. Letsch, County Clerk

By Kathleen Ross  
Fee, \$30.00 Deputy: