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MTC 46069-KR01.mtl Page 45689
WARRANTY DEED

STEVEN J. PETTIT and LEEANN PETTIT and FRANK CANNON and BARBARA CANNON, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to: MICHAEL LUDWIG and TAMARA LUDWIG, 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 12 in Block 1 of TRACT NO. 1182 GREEN KNOLL ESTATES, 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 \$ 189,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1839 MELANIE COURT, KLAMATH FALLS, OR 97601

Dated this 8th day of December, 19 98

Steven J. Pettit
STEVEN J. PETTIT

LeeAnn Pettit
LEEANN PETTIT

Frank Cannon
FRANK CANNON

Barbara Cannon
BARBARA CANNON

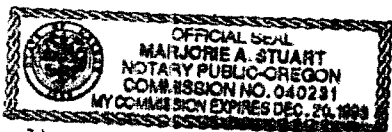
STATE OF Oregon

COUNTY OF Klamath

SS. December 8 19 98

Personally appeared the above named Steven J. Pettit, LeeAnn Pettit, Frank Cannon, and Barbara Cannon

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT46069-KR

Return to:

MICHAEL LUDWIG
1839 MELANIE COURT
KLAMATH FALLS, OR 97601

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AMERITITLE

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STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 14th day
of December A.D., 1998 at 3:31 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 45689.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Hestlin Ross