

73308

JAN 21 1999

WTC 40514 MP 2070
WARRANTY DEED Vol 40514 Page 2070

LYNN W. SLUSSER and NANCY J. SLUSSER, as tenants by the entirety,
Grantor(s) hereby grant bargain, sell, warrant and convey to:
TARA R. FRITCHARD,
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 2 in Block 12 of DEION ADDITION to the City of Klamath Falls,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

SUBJECT TO: all those liens 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 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 \$ 77,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 13750 SPRINGLAKE ROAD, KLAMATH FALLS, OR 97603

Dated this 14 day of January, 1999

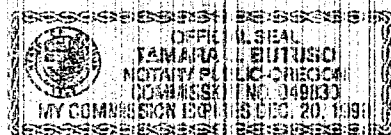
Lynn W. Slusser
LYNN W. SLUSSER

Nancy J. Slusser
NANCY J. SLUSSER

STATE OF Oregon ss. 1-13 19 99
COUNTY OF Columbia

Personally appeared the above named Nancy J. Slusser

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Kimberly B. Burt
Notary Public for
My commission expires _____

ENCROW NO. ME46814-146

Return to:

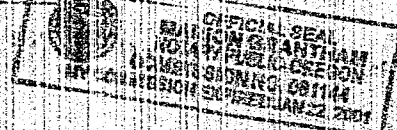
TARA R. FRITCHARD
13750 SPRINGLAKE ROAD
KLAMATH FALLS, OR 97603

NOTARY (S) (REGON)
County of Klamath

Notary Public for Oregon

State of Oregon County of Klamath
On this 14th day of January, 1999, personally appeared
the above named Lynn W. Slusser and acknowledged the
foregoing instrument to be his voluntary act.

Kimberly B. Burt
Notary Public for Oregon



On 21 day of January AD. 1999
at 13750 o'clock A. M. and do hereby certify
that 829 of Deeds on Page 77
Listed State, County Clerk

Kathleen Burt
Notary Public for Oregon

Fe. 3307-00