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99 JAN 29 P3:26

MTC 46453-KR
WARRANTY DEED

Vol. M99 Page 3509

MBK, A PARTNERSHIP CONSISTING OF MELVIN L. STEWART, MARY LOU STEWART & KENNETH TUTTLE TRUSTEE OF THE KENNETH L. TUTTLE, M.D., P.C. EMPLOYEES PENSION AND PROFIT SHARING PLAN AND TRUST AGREEMENT,
Grantor(s) hereby grant, bargain, sell and convey to:
MARTIN R. LEDGERWOOD & TRACY R. LEDGERWOOD, 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:

LOT 7 OF TRACT 1306, SECOND ADDITION TO NORTHBRIDGE 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.

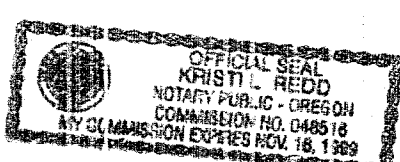
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$33,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2038 Melrose Street, Klamath Falls, OR 97601

Dated this 26th day of July, 1996

Melvin L. Stewart
MELVIN L. STEWART, PARTNER



Mary Lou Stewart
MARY LOU STEWART, PARTNER
THE KENNETH L. TUTTLE, M.D., P.C. EMPLOYEES PENSION
AND PROFIT SHARING PLAN AND TRUST AGREEMENT
Kenneth L. Tuttle
KENNETH L. TUTTLE, M.D., TRUSTEE

STATE OF Oregon, County of Klamath

This instrument was acknowledged before me on July 26, 1996 ss.
by Melvin L. Stewart, Mary Lou Stewart, Partners of MBK, a partnership & Kenneth L. Tuttle, M.D.,
as Trustee

of Kenneth L. Tuttle M.D., P.C. Employees Pension and Profit Sharing Plan and Trust Agreement, and Partner of MBK, a partnership

Notary Public of OREGON
My commission expires 11/16/99

Kristi L. Redd

ESCROW NO. MTMBK

Return to:
MARTIN R. & TRACY R. LEDGERWOOD
2038 MELROSE ST
KLAMATH FALLS OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of January A.D. 1999 at 3:26 o'clock P. M., and duly recorded in Vol. M99 day
of Deeds on Page 3509

FEE

\$30.00

Linda Smith, County Clerk

by Kathleen Rose