

73977

99 FEB -2 AM:12 Vol. M99 Page 3773**Aspen**
TITLE & ESCROW, INC.01048661
WARRANTY DEEDSTATE OF OREGON,
County of Klamath ss.Filed for record at request of Aspen Title & EscrowAFTER RECORDING RETURN TO:
DAVID S. FLINN3331 Stuart Ave
Klamath Falls, OR 97603the 2nd day of February A.D., 1999
at 11:12 o'clock A. M., and duly recorded
in Vol. M99, of Deeds on Page 3773

Linda Smith, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME /S ABOVEBy Kathleen Rossi, Deputy

Fee, \$30.00

RUTH MARIE HEIDERER, hereinafter called GRANTOR(S), convey(s) to
DAVID S. FLINN, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:THE EASTERLY 75 FEET OF LOT 10, BURNSDALE, IN THE COUNTY OF
KLAMATH, STATE OF OREGON.

CODE 41 MAP 3909-1000 TAX LOT 7800

"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 30.390."and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$61,500.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of January 1999.Ruth Marie Heiderer by Dalores Ann Dunlap
RUTH MARIE HEIDERER, by DALORES ANN
DUNLAP, her attorney in fact.

STATE OF OREGON, County of Klamath)ss.

JANUARY 29, 1999.Personally appeared the above named DALORES ANN DUNLAP,
attorney in fact for RUTH MARIE HEIDERER and acknowledged the
foregoing instrument to be her voluntary act and deed, and
that of RUTH MARIE HEIDERER.Before me: Trisha L. Powell

Notary Public for Oregon

My Commission Expires: 10/4/2000