



WARRANTY DEED STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of **Aspen Title & Escrow**

ASPEN TITLE ESCROW NO. 02049074

AFTER RECORDING RETURN TO:  
MARY JO GARDNER

2600 Scott St.

the 1st day of March A.D. 1999  
at 3:38 o'clock P. M., and duly recorded  
in Vol. M99, of Deeds on Page 7133.

Linda Smith, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS: Fee, \$30.00  
SAME AS ABOVE

MOUNTAIN ESTATES, INC., hereinafter called GRANTOR(S),  
convey(s) and warrants to MARY JO GARDNER, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

LOT 8, BLOCK 6, BUENA VISTA ADDITION TO THE CITY OF Klamath  
FALLS, IN THE COUNTY OF Klamath, STATE OF OREGON.

CODE 1 MAP 3809-19CD TAX LOT 2300

"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 CRS 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, Trust Deed, including  
the terms and provisions thereof, dated September 6, 1991 and  
recorded September 10, 1991, in Book M-91, Page 18087, Klamath  
County Mortgage Records, in favor of Bert Baggett and Doris Fern  
Baggett, which Trust Deed the Grantee herein does NOT agree to  
assume and pay and Grantor holds Grantee harmless therefrom,  
and Grantor shall pay this Trust Deed in full at the time of,  
or prior to the payoff of the All-inclusive Trust Deed which  
Grantee is executing in favor of Grantor and being recorded  
immediately subsequent to the recording of this Deed.,

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  
\$65,000.00.

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 1 day of March, 1999.

MOUNTAIN ESTATES, INC.

DeAnn Akins President Mtn Estates Inc.  
By:

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 1  
day of March, 1999, by DEANN AIKINS, the  
DeAnn Akins President of MOUNTAIN ESTATES, INC.

Before me: Trisha L. Powell  
Notary Public for Oregon  
My Commission Expires: 10/4/2002

