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99 MAR -1 P3:38

Vol. M99 Page 7133WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

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 ABOVEBy Kathleen Ross, DeputyMOUNTAIN 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 Bagett and Doris Fern
Bagett, 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 ____ day of March, 1999.

MOUNTAIN ESTATES, INC.

By: Deanna Aikins President Mountain Estates Inc.

STATE OF OREGON, County of KLAMATH)ss.

The foregoing instrument was acknowledged before me this ____
day of March, 1999, by DEANN AIKINS, the
Deanna Aikins President of MOUNTAIN ESTATES, INC.

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

