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99 MAR 18 AIO:52

MTC 47245-MG
WARRANTY DEED

Vol. M99 Page 9590

TODD A. COVINGTON and KATHERINE E. COVINGTON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: ROBIN MULDER and TINA LOUISE MULDER, 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 2, Block 5, TRACT NO. 1016, GREEN ACRES, 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 \$ 118,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5634 MASON LANE, KLAMATH FALLS, OR 97601

Dated this 16 day of March 19 99

Todd A. Covington
TODD A. COVINGTON

Katherine E. Covington
KATHERINE E. COVINGTON

STATE OF Oregon ss. March 16 19 99
COUNTY OF klamath

Personally appeared the above named Todd A. Covington
and Katherine E. Covington

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT47245-MG

Return to:

ROBIN MULDER
5634 MASON LANE
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of: AMERITITLE

the 18TH day of MARCH A.D., 1999
at 10:52 o'clock A M., and duly recorded
in Vol. M99, of DEEDS on Page 9590

Linda Smith, County Clerk

By Kathleen Ross, Deputy

Fee, 30.00