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99 MAR 22 AM 36

MTC 47557- M99
WARRANTY DEED

M99 Page 10091

TERRY L. AMUNDSON AND KAREN E. AMUNDSON, EACH AS TO AN UNDIVIDED 1/2 INTEREST, AS TENANTS IN COMMON, Grantor(s) hereby grant, bargain, sell, warrant and convey to: MICHELLE T. SPELL and ROBERT D. O'NEILL, with the rights of survivorship, 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:

Lots 9 and 10 in Block 12 of HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, 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 30.936.

The true and actual consideration for this conveyance is \$ 103,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1850 LAWRENCE STREET, KLAMATH FALLS, OR 97601

Dated this 17 day of March, 1999

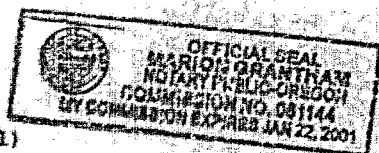
Terry L. Amundson
TERRY L. AMUNDSON

Karen E. Amundson
KAREN E. AMUNDSON

STATE OF Oregon
COUNTY OF Klamath SS. March 17 19 99

Personally appeared the above named Terry L. Amundson and
Karen E. Amundson

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marion Grant Ham
Notary Public for Oregon

My commission expires 1/22/01

ESCROW NO. MT47557-MG

Return to:

MICHELLE T. SPELL
1850 LAWRENCE STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath

Filed for record at request of

at 22nd day of March A.D., 1999
at 11:36 o'clock A. M., and duly recorded
in Vol. M99 of Deeds on Page 10091

Linda Smith, County Clerk

By Kathleen Ross Deputy

Fee \$30.00