

76888

99 MAR 24 P3:43

MTC 47510 - MG
WARRANTY DEEDVol M99 Page 10509

PLUM VALLEY 538, A GENERAL PARTNERSHIP,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
PETER WALTER NEMEC and CONS. APCE NEMEC, 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:

Parcel 1 of Land Partition 029-98 being a portion of Lot 1, TRACT
1310-PLUM VALLEY II, 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
whomever, 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 \$ 76,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3608 LAJOLLA COURT, APT. B, KLAMATH FALLS, OR 97603

Dated this 3/10/99 day of _____, 19__

PLUM VALLEY 538, A GENERAL PARTNERSHIP

BY Charles B. Read, Jr. PARTNER
CHARLES B. READ, JR.

BY David J. Reinhard PARTNER
DAVID J. REINHARD

STATE OF CALIFORNIA County of ORANGE

This instrument was acknowledged before me on MARCH 22ND, 1999

BY DAVID J. REINHARD

as PARTNER

of PLUM VALLEY 538, A GENERAL PARTNERSHIP

Notary Public of CALIFORNIA

My commission expires JUNE 18TH 2002



ESCROW NO. MT47510-MG

Return to:
PETER WALTER NEMEC
3608 LAJOLLA COURT, APT. B
KLAMATH FALLS, OR 97603

STATE OF CALIFORNIA
COUNTY OF NEVADA

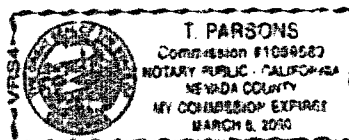
On 3-10-99, before me T. PARSONS, a Notary Public in and for said State, personally appeared CHARLES B READ JR, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: T. Parsons

T. Parsons
Name Typed or Printed.

Notary Public in and for said State.



STATE OF OREGON COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day
of March A.D. 1999 at 3:43 o'clock P. M. and duly recorded in W I H99
of Deeds on Page 10509

Linda Smith, County Clerk

FEE \$35.00

by Matthew Kessler