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99 MAR 30 P3:05

NTC 47699-LW
WARRANTY DEED Vol. m99 Page 1163

ST. BARNABAS EPISCOPAL CHURCH,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
STEPHEN M. ARMANTROUT and ANDREA C. ARMANTROUT, husband and wife,
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 1 THROUGH 7, INCLUSIVE BLOCK 45, BOWNE ADDITION TO BONANZA, 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 CRS 30.930.

The true and actual consideration for this conveyance is \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 10835 W. LANGELL VALLEY RD., BONANZA, OR 97623

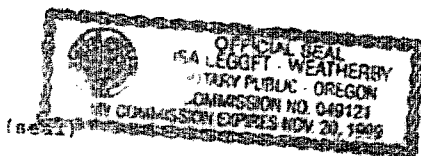
Dated this 29th day of March, 1999

ST. BARNABAS EPISCOPAL CHURCH

BY: Elaine Retterath SR. WARDEN
ELAINE RETTERATH

STATE OF Oregon SS. March 29th 1999
COUNTY OF Klamath

Personally appeared the above named Elaine Retterath as
Sr. Warden of St. Barnabas Church
and acknowledged the foregoing instrument to be a voluntary act.



Before me:
Linda Leggett-Weatherly
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. NT47699-LW

Return to:
STEPHEN M. ARMANTROUT
10835 W. LANGELL VALLEY RD.
BONANZA, OR 97623

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Amantitle the 30th day
of March A.D. 1999 at 3:05 o'clock P. M., and duly recorded in Vol. m99
of Deeds on Page 1163

FILE \$30.00

Linda Spauld, County Clerk

by Ruthen Rose