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99 APR -8 P3:23

MTC 47616-LW
WARRANTY DEEDVol 1999 Page 12697

ANDREW C. RUSTH and KENNETH D. SWANSON, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MICHAEL L. HOWARD and CHERYL A. HOWARD, 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 13 IN BLOCK 1 OF TRACT 1091 LYNNEWOOD, 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 \$ 175,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1190 WILD PLUM DRIVE, KLAMATH FALLS, OR 97601

Dated this 8th day of April, 1999

Andrew C. Rusth
ANDREW C. RUSTH

Kenneth D. Swanson
KENNETH D. SWANSON

STATE OF OREGON

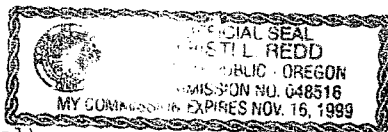
COUNTY OF KLAMATH

SS. April 8 19 99

Personally appeared the above named

Andrew C. Rusth & Kenneth D. Swanson

and acknowledged the foregoing instrument to be Their voluntary act.



(seal)

Before me:

Kristin L. Redd
Notary Public for Oregon

My commission expires 11/15/99

ESCROW NO. MT47616-LW

Return to:

MICHAEL L. HOWARD
1190 WILD PLUM DRIVE
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

the 8th day of April A.D., 1999
at 3:23 o'clock P. M., and duly recorded
in Vol. M99, of Deeds on Page 12697

Linda Smith, County Clerk

By Kathleen Ross, Deputy

Fec. \$30.00