

'99 APR 12 AM 1:48

VINCENT J. FINNIANOUS and DEBORAH A. FINNIANOUS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: BRIAN S. BAXTER and KIMI A. ROSTEROLLA, 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:

LOT 19 OF OUSE KILA HOMESITES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

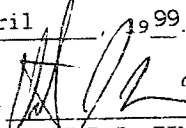
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

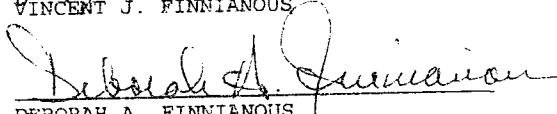
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 155,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2099 LAKESHORE DRIVE, KLAMATH FALLS, OR 97601

Dated this 9th day of April, 1999.

  
VINCENT J. FINNIANOUS

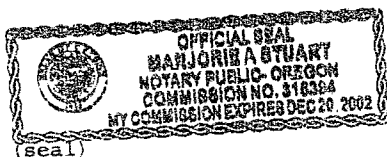
  
DEBORAH A. FINNIANOUS

STATE OF Oregon SS. April 9 19 99

COUNTY OF Klamath

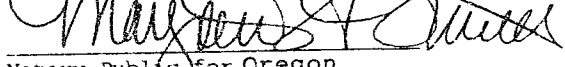
Personally appeared the above named Vincent J. Finnianous and Deborah A. Finnianous

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

  
Notary Public for Oregon  
My commission expires 12-20-02

ESCROW NO. MT46982-MS

Return to:  
BRIAN S. BAXTER  
2099 LAKESHORE DRIVE  
KLAMATH FALLS, OR 97501

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day of April A.D. 1999 at 11:48 o'clock A. M. and duly recorded in Vol M99 of Deeds on Page 12942

Linda Smith, County Clerk

FEE \$30.00

by Kathleen Ross