



After recording return to:

Bruce Conner3920 Delap Pit RoadKlamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Bruce Conner3920 Delap Pit RoadKlamath Falls, OR 97601Escrow No. K53859CTitle No. K-53859-C

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

AMERIQUEST MORTGAGE COMPANY, fka LONG BEACH MORTGAGE COMPANY, Grantor, conveys and warrants to BRUCE E. CONNER AND JOANNE L. CONNER, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PAR THEREOF AS THOUGH FULLY SET FORTH HEREIN.

This property is free of liens and encumbrances, EXCEPT:

Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$59,900.00 (Here comply with the requirements of ORS 93.030)

Dated this _____ day of _____, _____

AMERIQUEST MORTGAGE COMPANY, fka LONG BEACH MORTGAGE COMPANY

X

BY.

DON L. ST. JOHN

TITLE:

Vice President

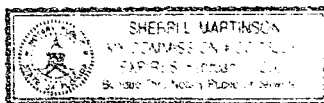
STATE OF FLORIDA

County of Palm Beach} ss. pm

This instrument was acknowledged before me on this _____ day of APRIL, 1999 by Owen Federal Bank FSB as Attorney in Fact For Ameriquest Mortgage Company fka Long Beach Mortgage Company, by Don L. St. John, its Vice President

Sherill L. Martinson
Notary Public for Oregon-Florida

My commission expires _____



13456

EXHIBIT "A"
DESCRIPTION OF PROPERTY

A portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North along the East line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 250.0 feet; thence West at right angles to said East line a distance of 200.0 feet; thence South, parallel to said East line, a distance of 250.0 feet; thence East along the South line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 200.0 feet to the point of beginning.

LESS AND EXCEPTING all that portion of the above described property heretofore conveyed to the State of Oregon, by and through its State Highway Commission by Deed dated January 15, 1968, recorded January 22, 1968 as Document No. 19727, in Volume M68, page 473, Deed records of Klamath County, Oregon, and by deed recorded December 18, 1967 in Volume M67, page 9768, Deed records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 13th day
of April A.D. 1999 at 3:19 o'clock P M. and duly recorded in Vol. M99
of Deeds on Page 13455

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Ross