

99 APR 19 P3:29

MTC 47739-LW  
WARRANTY DEED

Vol M99 Page 14378

NICHOLAS A. GRUMBINE,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
KEITH G. BARTLETT and CONSTANCE JANE BARTLETT, 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:

LOTS 20 AND 21 IN BLOCK 5 OF LATAKOMIE SHORES, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON.

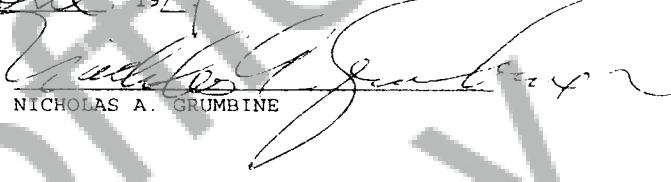
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, 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 \$ 42,500.00.

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

Dated this 14 day of April, 1999

  
NICHOLAS A. GRUMBINE

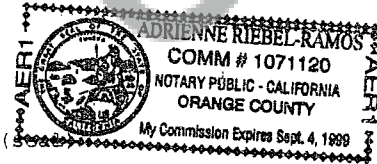
STATE OF CALIFORNIA

SS. APRIL 14 1999


COUNTY OF ORANGE

Personally appeared the above named NICHOLAS A. GRUMBINE

and acknowledged the foregoing instrument to be HIS voluntary act.



Before me:

  
Notary Public for CALIFORNIA  
My commission expires SEPT. 4, 1999

ESCROW NO. MT47739-LW

STATE OF OREGON, ss.  
County of Klamath

Return to:

KEITH G. BARTLETT  
4391 NW HONEYSUCKLE DRIVE  
CORVALLIS, OR 97330

Filed for record at request of:

the 19th day of April A.D. 1999  
at 3:29 o'clock P. M. and duly recorded as  
in Vol. M99 of Deeds on Page 14378

Linda Smith, County Clerk

By Signature of Deputy Deputy

Fee, \$30.00