

'99 APR 19 P3:33



**Aspen**

TITLE & ESCROW, INC. WARRANTY DEED

Vol M99 Page 14414

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05049451  
AFTER RECORDING RETURN TO:  
U-WANNA PROPERTIES

2650 WASHBURN LANE  
KLAMATH FALLS, OR 97601

the 19th day of April A.D. 1999  
at 3:33 o'clock P. M., and duly recorded  
in Vol. M99 of Deeds on Page 14414

Linda Smith, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

Fee \$30.00

JERRY O. ANDERSON AND ELIZABETH A. ANDERSON, TRUSTEES UNDER THE  
ANDERSON LOVING TRUST DATED OCTOBER 16, 1990, hereinafter  
called GRANTOR(S), convey(s) and warrants to U-WANNA PROPERTIES,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of , State of Oregon, described as:

Lot 22, Tract 1304, PLEASANT VISTA, in the County of Klamath,  
State of Oregon.

CODE 43 MAP 3909-18D TL 2400

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$30,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 19th day of April, 1999.

Jerry O. Anderson, Trustee  
JERRY O. ANDERSON, TRUSTEE

Elizabeth A. Anderson, Trustee  
ELIZABETH A. ANDERSON, TRUSTEE

Jerry O. Anderson, Individually  
JERRY O. ANDERSON, INDIVIDUALLY

Elizabeth A. Anderson, Individually  
ELIZABETH A. ANDERSON, INDIVIDUALLY

STATE OF OREGON, County of Klamath)ss.

On April 19, 1999, personally appeared Jerry O. Anderson and  
Elizabeth A. Anderson who acknowledged the foregoing instrument  
to be their voluntary act and deed.

[Signature]  
Notary Public for Oregon  
My Commission Expires: April 10, 2000

