

99 APR 23 AM 12:26

MT47881-MS
WARRANTY DEED

Vol 1199 Page 15103

CARL S. BRANCH,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KIRK T. KNAGGS and LISA N. KNAGGS, 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:

LOT 8, BLOCK 5, TRACT NO. 1016, GREEN ACRES, 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 \$ 110,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5512 MASON LANE, KLAMATH FALLS, OR 97603

Dated this 23rd day of April, 19 99

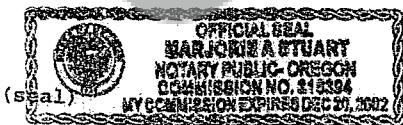
Carl S. Branch
CARL S. BRANCH

STATE OF oregon

COUNTY OF Klamath SS. April 23 19 99

Personally appeared the above named Carl S. Branch

and acknowledged the foregoing instrument to be his voluntary act



Before me:

Mary Ann Smith
Notary Public for Oregon
My commission expires 12-20-02

ESCROW NO. MT47881-MS

Return to:

KIRK T. KNAGGS
5512 MASON LANE
KLAMATH FALLS, OR 97603

STATE OF OREGON - COUNTY OF KLAMATH: SS.

Filed for record at request of Amerititle the 23rd day
of April A.D. 1999 at 11:26 o'clock A.M., and duly recorded in Vol. M99
of Deeds on Page 15103

FEE
\$30.00

Linda Smith, County Clerk
by Linda Smith