

99 APR 21 P3:45

MT47575-KC  
WARRANTY DEED

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FRED R. TOMLIN WHO AQUIRED TITLE AS FRED J. TOMLIN,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
MICHAEL S. POTRIDGE and BRENDA K. POTRIDGE, 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 5 IN BLOCK 6 OF TRACT 1299 - SECOND ADDITION TO FERNDAL, 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 \$ 91,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4809 LOMBARD DRIVE, KLAMATH FALLS, OR 97603


Dated this X 23 day of 2 APRIL, 1999

Fred R. Tomlin  
FRED R. TOMLIN

STATE OF CALIFORNIA  
COUNTY OF HUMBOLDT SS. APRIL 23 1999

Personally appeared the above named FRED R. TOMLIN

and acknowledged the foregoing instrument to be HIS voluntary act.

  
(seal)

Before me:

Jean E. Scobie  
Notary Public for CALIFORNIA  
My commission expires MAY 5, 2002

ESCROW NO. MT47575-KC

Return to:  
MICHAEL S. POTRIDGE  
4809 LOMBARD DRIVE  
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Amerititle the 27th day  
of April A.D., 1999 at 3:45 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 15772

FEE \$30.00

by Linda Smith, County Clerk  
Linda Smith