

99 APR 30 AM 41

MT47952-MS  
WARRANTY DEED

Vol M99 Page 16351

MELBA D. DAVID,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

KENT PEDERSON and LINDA PEDERSON, 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 4 IN BLOCK 3 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,  
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 \$ 90,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6264 JUNIPER WAY, KLAMATH FALLS, OR 97603

Dated this 29th day of April, 1999.

Melba D. David  
MELBA D. DAVID

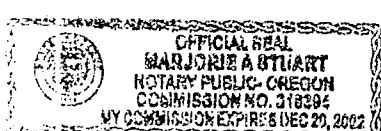
STATE OF Oregon

SS. April 29 19 99

COUNTY OF Klamath

Personally appeared the above named Melba D. David

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Marjorie A. Stuart  
Notary Public for Oregon  
My commission expires 12-20-02

ESCROW NO. MT47952-MS

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Return to:

KENT PEDERSON  
5264 JUNIPER WAY  
KLAMATH FALLS, OR 97603

the 30th day of April A.D., 1999  
at 11:41 o'clock A. M., and duly recorded  
in Vol M99 of Deeds on Page 16351

Linda Smith, County Clerk

By Linda Smith Deputy

Fee, \$30.00