

STANLEY SESAR, JR. AND RAMON M. HEDGES, AS TO AN UNDIVIDED 1/2 INTEREST EACH,
AS TENANTS IN COMMON.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KURT A. MULLER and KIMBERLY A. BIAGGI, with the rights of survivorship,
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 169, RUNNING Y RESORT, PHASE 2, 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 \$ 354,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 11424 KESTREL ROAD, KLAMATH FALLS, OR 97601

Dated this 6th day of May, 1999

Stanley Sesar Jr.
STANLEY SESAR JR.

Ramon M. Hedges
RAMON M. HEDGES

STATE OF Oregon SS. May 6 19 99

COUNTY OF Klamath

Personally appeared the above named Stanley Sesar Jr.
& Ramon M. Hedges

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT47536-LW

Return to:

KURT A. MULLER
11424 KESTREL ROAD
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded May 6, 1999, at 3:33 PM
at the referenced page, Vol. M99.
Linda Smith, County Clerk
Fee \$ 30 -

Linda Smith