

State of Oregon, County of Klamath
Recorded 5/10/99, at 3:18 P.M.
at the referenced page, Vol. M99.
Linda Smith, County Clerk
Fee \$ 30 -

Linda Smith

WARRANTY DEED

Escrow NO.: 02049504
AFTER RECORDING RETURN TO:
MR. REMEIN
P.O. Box 515
KLAMATH FALLS, OR 97601

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

Vernon G. Ludwig and Ofelia Ludwig, hereinafter called
GRANTOR(S), convey(s) to Tom Remien, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lots 3 and 4, Block 17, FAIRVIEW ADDITION NO. 2 TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3800-290A TAX LOT 15100

"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
\$38,500.00.

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 4th day of May 1999.

Vernon G. Ludwig
VERNON G. LUDWIG

Ofelia Ludwig
OFELIA LUDWIG

STATE OF OREGON, County of Klamath)ss.

On this 4th day of May 1999, personally appeared the
above named Vernon G. Ludwig and Ofelia Ludwig and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: *Trisha L. Powell*
Notary Public for Oregon
My Commission Expires: 10/4/2002

