

99 MAY 20 AM 11:38

MTC 47726-LW  
WARRANTY DEED

Vol M99 Page 20077

REX D. BAUMGARDNER and BARBARA C. BAUMGARDNER, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
MATTHEW B. HARPER,  
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 751 IN BLOCK 117 OF MILLS ADDITION, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON.

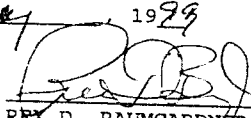
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, 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 \$ 41,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2234 APPLGATE, KLAMATH FALLS, OR 97601

Dated this 19 day of May, 1999

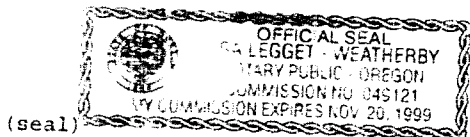
  
REX D. BAUMGARDNER

  
BARBARA C. BAUMGARDNER

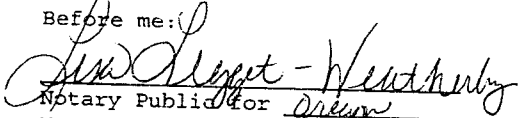
STATE OF Oregon  
COUNTY OF Klamath SS. May 19 19 99

Personally appeared the above named Rex D. Baumgardner  
and Barbara C. Baumgardner

and acknowledged the foregoing instrument to be A voluntary act.



Before me:

  
Notary Public for Oregon  
My commission expires 11/20/99

ESCROW NO. MT47726-LW

Return to:  
MATTHEW B. HARPER  
2234 APPLGATE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 5/20/99, at 11:38 a.m.  
In Vol. M99 Page 20077  
Linda Smith, County Clerk  
Fee \$ 39-

