

99 JUN -2 P3:44

MT47595-KR
WARRANTY DEED

Vol M99 Page 21850

DAVID H. PETERSEN and TERESA REWNICK, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BRIAN A. CHARLTON and GRETCHEN CHARLTON, as tenants by the entirety,
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 7 in Block 9 of THE TERRACES 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 30.950.

The true and actual consideration for this conveyance is \$ 97,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 425 NORTH LAGUNA STREET, KLAMATH FALLS, OR 97601

Dated this 2nd day of June, 1999.

David H. Petersen
DAVID H. PETERSEN

Teresa Rewnick
TERESA REWNICK

STATE OF OREGON

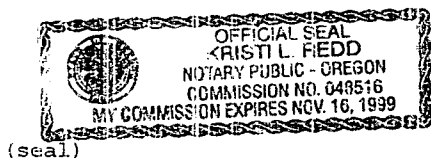
SS. June 2 19 99

COUNTY OF KLAMATH

Personally appeared the above named

DAVID H. PETERSEN & TERESA REWNICK

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Fiedd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT47595-KR

Return to:

BRIAN A. CHARLTON
425 NORTH LAGUNA STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 6/02/99, at 3:44 p.m.
In Vol. M99 Page 21850
Linda Smith, County Clerk
Fee \$ 30-

Linda Smith