

WARRANTY DEED

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GRIGG MANOS,

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

ALLEN VADHR,

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 18 IN BLOCK 25 OF TRACT NO. 1113, OREGON SHORES SUBDIVISION, UNIT 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 \$ 12,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 169, ROGUE RIVER, OR 97537

Dated this 12 day of May, 1999

Gregg Manos
GREGG MANOS

STATE OF Arizona SS. May 12 19 99
COUNTY OF Pima
Personally appeared the above named Gregg Manos

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

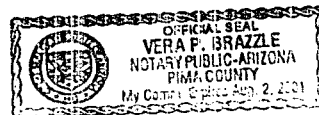
Vera P. Brazzle
Notary Public for Arizona
My commission expires Aug 2, 2001

(seal)

ESCROW NO. MT48035-LW

Return to:

ALLEN VADER
P.O. BOX 169
ROGUE RIVER, OR 97537



State of Oregon, County of Klamath
Recorded 6/07/99, at 11:33 a.m.
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Linda Smith, County Clerk
Fee \$30-

Linda Smith