

MT48407-LW
WARRANTY DEED

Vol. M99 Page 24575

WARREN WILSON and CAROL WILSON, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CLINTON D. GARDNER and ~~JOHN L. GARDNER~~ ^{LAURIE}, husband and wife,
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 1 IN BLOCK 19 SECOND ADDITION TO KLAMATH RIVER ACRES, 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 \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 41300 WILDHORSE DRIVE BONANZA, OR 97623

Dated this 19th day of JUNE, 1999.

Warren Wilson
WARREN WILSON

Carol Wilson
CAROL WILSON

STATE OF CALIFORNIA SS. June 19 19 99
COUNTY OF ORANGE

Personally appeared the above named Warren Wilson and
Carol Wilson

and acknowledged the foregoing instrument to be A voluntary act.

Before me:

Dee Dee Chubb
Notary Public for County of Orange
My commission expires 3/15/2000

(seal)

ESCROW NO. MT48407-LW

Return to:

CLINTON D. GARDNER
11300 WILDHORSE DR.
BONANZA, OR 97623



State of Oregon, County of Klamath
Recorded 6/22/99, at 3:34 p. m.
In Vol. M99 Page 24575
Linda Smith,
County Clerk Fee \$ 30. KR