

1999 JUL 30 PM 3:52

MT48259-MS
WARRANTY DEED

Vol M99 Page 26292

SUE E. NELSON,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
STEPHEN W. GEORGE and MARY ANNE GEORGE, 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 14, BLOCK 39, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS,
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 \$ 80,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2037 FREMONT STREET, KLAMATH FALLS, OR 97601

Dated this 29 day of June, 1999.

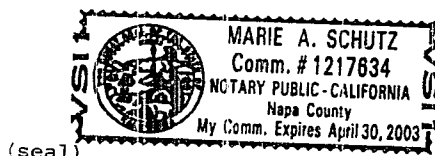
Sue E. Nelson
SUE E. NELSON

STATE OF California

COUNTY OF Yuba SS. June 29, 1999

Personally appeared the above named: Sue E. Nelson

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Marie A. Schutz
Notary Public for California
My commission expires April 30, 2003

ESCROW NO. MT48259-MS

Return to:

STEPHEN W. GEORGE
2037 FREMONT STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 6/30/99, at 3:52 p. m.
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Linda Smith,
County Clerk Fee \$ 30 - KR