

WARRANTY DEED

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JANICE M. MAUER,

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

TIMOTHY J. STEELE and ERIKA L. STEELE, 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 7 IN BLOCK 28 OF FOURTH ADDITION TO NIMROD RIVER PARK, 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 \$ 160,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 279, SPRAGUE RIVER, OR 97639

Dated this 28th day of June, 1999

Janice M. Mauer
JANICE M. MAUER

STATE OF Oregon SS. June 28 19 99
COUNTY OF Klamath

Personally appeared the above named Janice M. Mauer

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-02

ESCROW NO. MT47954-MS

Return to:

TIMOTHY J. STEELE
P.O. Box 279
Sprague River, OR 97639

State of Oregon, County of Klamath
Recorded 7/01/99, at 11:35 a.m.
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Linda Smith,
County Clerk Fee \$ 30 KL