

1999 JUL -2 AM 11:11
AMT 48326-KR

Vol M99 Page 26520

WARRANTY DEED

JAMES R. MIGLIACCIO and ANN V. MIGLIACCIO, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KENNETH H. CHRISTENSEN and TRACEY D. CHRISTENSEN, 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 4 in Block 2 of PINE GROVE PONDEROSA, 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 \$ 190,750.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3636 PINE TREE DRIVE, KLAMATH FALLS, OR 97603

Dated this 1st day of July, 1999

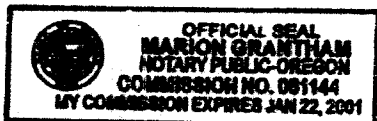
James R. Migliaccio
JAMES R. MIGLIACCIO

Ann V. Migliaccio
ANN V. MIGLIACCIO

STATE OF Oregon SS. July 1 1999
COUNTY OF Klamath

Personally appeared the above named James R. Migliaccio
and Ann V. Migliaccio

and acknowledged the foregoing instrument to be this voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT48326-KR

Return to:
KENNETH H. CHRISTENSEN
3636 PINE TREE DRIVE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 7/02/99, at 11:11 a. m.
In Vol. M99 Page 26520
Linda Smith,
County Clerk Fee \$ 30- KR