

MTC 48266-LW
WARRANTY DEED

Vol. M99 Page 27162

ARTHUR J. STADING and MAXINE F. STADING, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RONALD CHRIS COMBS and AMBER RENEE COMBS, 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 1 BLOCK 55 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO.
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 \$ 51,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 32956 KENO SPRINGS ROAD, BONANZA, OR 97623

Dated this 23rd day of June, 1999

Arthur J. Stading
ARTHUR J. STADING

Maxine F. Stading
MAXINE F. STADING

STATE OF California SS. June 23 19 99
COUNTY OF Kern

Personally appeared the above named Arthur J. Stading
and Maxine F. Stading

and acknowledged the foregoing instrument to be Their voluntary act.

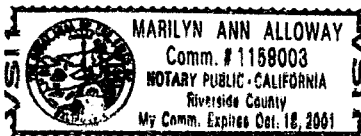
Before me:

Marilyn Ann Alloway
Notary Public for State of Calif.
My commission expires Oct 18, 2001

(seal)

ESCROW NO. MT48266-LW

Return to:
RONALD CHRIS COMBS
32956 KENO SPRINGS ROAD
BONANZA, OR 97623



State of Oregon, County of Klamath
Recorded 7/07/99, at 3:30 p. m.
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Linda Smith,
County Clerk Fee \$ 30 KR