

WARRANTY DEED

State of Oregon, County of Klamath  
Recorded 7/09/99, at 1:58 p.m.  
In Vol. M99 Page 27562  
Linda Smith,  
County Clerk Fee \$ 30 KA

Escrow NO.: 02049829  
AFTER RECORDING RETURN TO:  
Mr. and Mrs. Riese  
3919 Sunset Ridge Rd.  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

James W. Copeland hereinafter called GRANTOR(S), convey(s) to  
Douglas R. Riese and Edra J. Riese, husband and wife,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lot 3, Block 11, Tract No. 1003, THIRD ADDITION TO MOYINA, in  
the County of Klamath, State of Oregon.

CODE 141 MAP 3809-36CA TAX LOT 7300

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$92,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 6th day of July 1999.

James W. Copeland  
JAMES W. COPELAND

STATE OF OREGON, County of Klamath)ss.

On this 6th day of July, 1999, personally appeared the above  
named James W. Copeland and acknowledged the foregoing  
instrument to be his voluntary act and deed.

Before me: Trisha L. Powell  
Notary Public for Oregon.  
My Commission Expires: 10-4-2002

