

MT48570-LW  
WARRANTY DEED

Vol. M99 Page 29672

1999 JUL 26 AM 11:27

State of Oregon, County of Klamath  
Recorded 7/26/99, at 11:27 a.m.  
In Vol. M99 Page 29672  
Linda Smith,  
County Clerk: Fee \$30- KR

RICHARD WALLIS REDNER, Grantor,

hereby grant, bargain, sell, warrant and convey to:

NORMA G. HELBIG and DAVID H. HELBIG, husband and wife and SEAREL Y. THISIUS and  
BILEEN D. CLARK, with the rights of survivorship, Grantee,

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 AND THE EASTERLY 10 FEET OF LOT 2 IN BLOCK 31 OF CITY OF MALIN,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THAT PORTION LYING  
WITHIN THE U.S.B.R. "D" CANAL.

TAX ACCOUNT NO.: 4112-015BC-05200

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:

SUBJECT TO A TRUST DEED RECORDED M79, PAGE 3252, MICROFILM RECORDS OF  
KLAMATH COUNTY, OREGON IN FAVOR OF KLAMATH FIRST FEDERAL SAVINGS AND LOAN  
WHICH THE BUYERS AGREE TO ASSUME AND PAY.

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 CRS 30.930.

The true and actual consideration for this conveyance is 21,900.50.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 532, KLAMATH FALLS, OR 97601.

Dated this 23<sup>rd</sup> day of July, 1999.

Richard Wallis Redner  
RICHARD WALLIS REDNER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 23, 1999 by RICHARD WALLIS  
REDNER.

Terri L. Julian  
(Notary Public for Oregon)

My commission expires 12/1/2000

ESCROW NO. MT48570-LW

Return to:  
NORMA G. HELBIG  
P.O. BOX 532  
KLAMATH FALLS, OR 97601

