

1999 JUL 30 PM 3:32

MT48308-MS
WARRANTY DEED

Vol M99 Page 30637

MAUREEN L. BYRNE RUNNING, WHO ACQUIRED TITLE AS MAUREEN L. BYRNE,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DONALD E. BRYANT.

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:

THE E1/2 OF LOT 1, BLOCK "A" OF HOMECREST, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON. EXCEPTING THEREFROM THAT PORTION CONVEYED TO KLAMATH COUNTY BY
DEED RECORDED APRIL 7, 1978 IN BOOK M78 AT PAGE 6730, MICROFILM RECORDS
OF KLAMATH COUNTY, OREGON

TAX ACCOUNT NO.: 3909-003AB-01000-000

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 56,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3428 SHASTA WAY, KLAMATH FALLS, OR 97603

Dated this 28th day of July, 1999

Maureen L. Byrne Running
MAUREEN L. BYRNE RUNNING

State of California
County of Sacramento

This instrument was acknowledged before me on July 28, 1999 by
MAUREEN L. BYRNE RUNNING.

Shirley K. Villo
(Notary Public)

My commission expires 4/30/2003

ESCROW NO. MT48308-MS

Return to:

DONALD E. BRYANT
3428 SHASTA WAY
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 7/30/99, at 3:32 p. m.
In Vol. M99 Page 30637
Linda Smith,
County Clerk Fee \$ 30 - KR