

1999 AUG -3 PM 3:44

MTC 48586-MG
WARRANTY DEED

Vol M99 Page 31131

RONALD EUGENE STEIN and SHARON MARIE STEIN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JAMES P. FISCHER,

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 6 in Block 4 of SECOND ADDITION TO PINE GROVE PONDEROSA, according to
the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

TAX ACCOUNT NO.: 3910-009BB-01000

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 176,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 10643 QUAIL LANE, KLAMATH FALLS, OR 97603

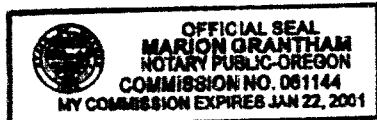
Dated this 3rd day of August, 1999

Ronald Eugene Stein
RONALD EUGENE STEIN

Sharon Marie Stein
SHARON MARIE STEIN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 3rd, 1999 by
RONALD EUGENE STEIN AND SHARON MARIE STEIN.



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

ESCROW NO. MT48586-MG

Return to:
JAMES P. FISCHER
10643 QUAIL LANE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 8/03/99, at 3:44 p.m.
In Vol. M99 Page 31131
Linda Smith,
County Clerk Fee \$ 30 - RP