

1999 AUG -6 AM 11: 23

MT48520-MS
WARRANTY DEED

Vol M99 Page 31775

ROBERT D. KRAMER,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BRADLEY G. FOLTZ and TAMMY P. FOLTZ, husband and wife,
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 16 LANDIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

TAX ACCOUNT NO.: 3909-010DA-02600-000

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 79,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3828 CLINTON AVENUE, KLAMATH FALLS, OR 97603

Dated this 6th day of august, 19 99

Robert D. Kramer
ROBERT D. KRAMER

State of Oregon
County of KLAMATH

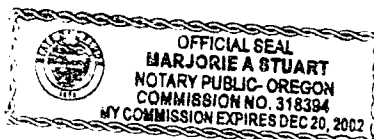
This instrument was acknowledged before me on August 6, 1999 by
ROBERT D. KRAMER.

Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT48520-MS

Return to:
BRADLEY G. FOLTZ
3828 CLINTON AVENUE
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 8/06/99. at 11:23 A.M.
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Linda Smith,
County Clerk Fee \$ 30.00