

1999 AUG 13 PM 3:17



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WARPANEL FILED

ASPEN TITLE ESCROW NO. 02050045  
AFTER RECORDING RETURN TO:

Marius N. Lange

721 Mt Whitney  
KFO 97601

State of Oregon, County of Klamath  
Recorded 8/13/99, at 3:17 p.m.  
In Vol. M99 Page 32843

Linda Smith,

County Clerk

Fee \$ 30.00 KR

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

Mountain Estates Inc., hereinafter called GRANTOR(S), hereby conveys  
to Marius N. Lange, hereinafter called GRANTEE(S), all that certain  
property situated in the County of Klamath, State of Oregon,  
described as:

The NE 1/2 of Lot 7 and all of Lot 8, Block 2, FIRST ADDITION TO  
THE CITY OF KLAMATH FALLS, in the County of Klamath, State of  
Oregon.

CODE 1 MAP 3809-2000 TAX 101 19100

"THIS INSTRUMENT WILL NOT AFFECT OR BE AFFECTED BY ANY  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, ANY  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD COME WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS OR LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 20.02, 20.03."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances, except as to the following:  
restrictions, reservations, rights, and claims of record, and  
of record, if any, and appearing on the final plat of the  
licens for irrigation and/or drainage. AND, Grantor hereby warrants  
the terms and conditions thereof, as recorded in the  
Book M-85, Page 6270, Mortgage Record of Klamath County,  
Oregon, in favor of Robert J. Lange and Lucille R. Lange, his wife,  
and wife, which Trust Deed the Grantor has in 10 NOT  
assume and pay and Grantors hereby hold to the same, and  
therefrom, and Grantors hereby warrant that the same shall  
will be paid in full prior to or at the time of payment of all  
of the Trust Deed between Grantor and Robert J. Lange and  
being recorded immediately subsequent to the recording of this  
Deed.,

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 deed is  
\$55,000.00

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

IN WITNESS WHEREOF, the grantor has executed this deed  
this 13th day of August, 1999.

DeAnn Atkins  
BY: DEANN ATKINS



STATE OF OREGON, County of Klamath,

On August 13, 1999, personally appeared before me, \_\_\_\_\_,  
President of Mountain Estates, Inc., who acknowledged to me  
for going in to record this deed.

Trisha L. Powell