

1999 AUG 13 PM 3:27

MTC 48159-MS
WARRANTY DEED

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WASHINGTON MUTUAL BANK, A WASHINGTON CORPORATION,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

CORY W. MORTENSEN,

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 10 OF THE TERRACES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

TAX ACCOUNT NO.: 3809-028DB-05700-000

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 58,200.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 832, KLAMATH FALLS, OR 97601

Dated this 10TH day of August, 1999

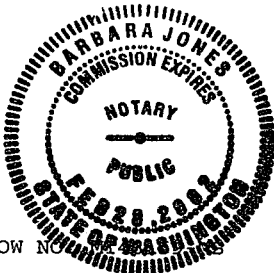
WASHINGTON MUTUAL BANK, A WASHINGTON CORPORATION

BY: [Signature]

.., AUTHORIZED SIGNER

State of Washington
County of King

On this 10th day of August, 1999, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally Bruce Addison, AS AUTHORIZED SIGNER FOR WASHINGTON MUTUAL BANK, A WASHINGTON CORPORATION the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that seal affixed is the corporate seal of said corporation. Witness my hand and official seal hereto affixed the day and year first above written.



Barbara Jones - Barbara Jones
Notary Public in and for the State of
Washington residing at Seattle.

My appointment expires 02/28/2002

ESCROW NO.

Return to:

CORY W. MORTENSEN
P.O. BOX 832
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 8/13/99 at 3:27 p.m
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Linda Smith,

County Clerk

Fee \$ 50 RR