

## WARRANTY DEED

Vol M99 Page 34796AMT 48965-LW  
GEORGE HADLER LUSSENDEN,

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

DENNIS J. BIRENBAUM,

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:

UNIT 10882, (WRIGHT AVENUE), TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS-STAGE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3909-03400-90097

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 54,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 10882 WRIGHT AVENUE, KLAMATH FALLS, OR 97603

Dated this 27th day of August, 1999.

George Hadler Lusenden  
GEORGE HADLER LUSSENDEN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug. 27, 1999 by  
GEORGE HADLER LUSSENDEN.

[Signature]  
(Notary Public for Oregon)  
My commission expires 3-2-00

ESCROW NO. MT48965-LW

Return to:  
DENNIS J. BIRENBAUM  
10882 WRIGHT AVENUE  
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath  
Recorded 8/27/99, at 3:47 p.m.  
In Vol. M99 Page 34796  
Linda Smith,  
County Clerk Fee \$ 30.00

30.00