



1999 AUG 30 PM 3:01

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Donald R. Conwell

P.O. Box 2835

La Pine, OR 97739

Until a change is requested all tax statements  
shall be sent to the following address:

Donald R. Conwell

P.O. Box 2835

La Pine, OR 97739

Escrow No. 994538

Title No. K-54452

State of Oregon, County of Klamath  
Recorded 8/30/99, at 3:01 p.m.  
In Vol. M99 Page 34905  
Linda Smith,  
County Clerk Fee \$ 30.00

### STATUTORY WARRANTY DEED

Hans D. Krup individually and Baron Hans Upholstery, Inc., Grantor, conveys and warrants to Donald R. Conwell and Leona Montagna-Conwell, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 13 in Block 5 of SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:  
Easements, Covenants, Conditions and Restrictions of record, if any.

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 consideration for this conveyance is \$6,300.00 (Here comply with the requirements of ORS 93.030)

Dated this 8 day of 24, 1999.

✓ Hans D. Krupp  
Hans D. Krupp

Baron Hans Upholstery, Inc.

By: ✓ Hans D. Krupp  
Hans D. Krupp, President

STATE OF California

County of Placer } ss.

This instrument was acknowledged before me on this 25 day of August, 1999  
by Hans D. Krup, individually and as President of Baron Hans Upholstery, Inc.

Barbara A. Kelly  
Notary Public for Oregon OK

My commission expires: 7-28-03

