

AMT 48898-MS

WARRANTY DEED

EDWIN S. NOVAK and ROSE M. NOVAK, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RANDY L. ROSE and GRETCHEN C. ROSE, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
TAX ACCOUNT NO.: 3909-010DA-06300-000


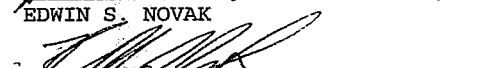
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, 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 75,000.00.


Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3830 BRISTOL AVENUE, KLAMATH FALLS, OR 97603

Dated this 30th day of August, 19 99


EDWIN S. NOVAK

ROSE M. NOVAK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 30, 1999 by EDWIN
S. NOVAK AND ROSE M. NOVAK.


(Notary Public for Oregon)
My commission expires 12-20-02

ESCROW NO. MT48898-MS

Return to:
RANDY L. ROSE
3830 BRISTOL AVENUE
KLAMATH FALLS, OR 97603



35.00
M

EXHIBIT "A"
LEGAL DESCRIPTION

35249

Lot 17 of SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT the following described portion thereof, to wit:

Beginning at the Northwest corner of said Lot 17; thence Southerly along the Westerly line of said Lot, 40 feet; thence Northeasterly to a point that is Easterly along the North line of said Lot, 5 feet from the Northwesterly corner of said Lot 17; thence Westerly along said Northerly line 5 feet to the point of beginning.

TOGETHER WITH the following described portion of Lot 18, SUMMERS PARK, to wit:

Beginning at the Northeast corner of Lot 18; thence Southwesterly along the Easterly line of said Lot, 40 feet to the true point of beginning; thence continuing along said line 60 feet; thence Northwesterly at right angles 9 feet; thence Northeasterly 60 feet, more or less, to the true point of beginning.

State of Oregon, County of Klamath
Recorded 9/01/99, at 11:44 a. m.
In Vol. M99 Page 35248
Linda Smith,
County Clerk Fee \$ 35.00