

AMT 49045MG

WARRANTY DEED

Vol M99 Page

DONNA T. ALSTON and NANCY A. ALSTON, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JACK W. JIRSA and FRANCES R. JIRSA, as tenants by the entirety,
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 3 in Block 5 of FIRST ADDITION TO CYPRESS VILLA, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

TAX ACCOUNT NO.: 3909-012CB-11100-000

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 118,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4224 LOMBARD DRIVE, KLAMATH FALLS, OR 97603

Dated this 31 day of Aug, 1999

Donna T. Alston
DONNA T. ALSTON

Nancy A. Alston
NANCY A. ALSTON

State of Oregon
County of

This instrument was acknowledged before me on August 31, 1999 by NANCY
A. ALSTON.

Chris Hennessy
(Notary Public for Oregon)

My commission expires 5-4-01

ESCROW NO. MT49045-MG

Return to:

JACK W. JIRSA
4224 LOMBARD DRIVE
KLAMATH FALLS, OR 97603



3500
m

State of Oregon
County of KLAMATH

35351

This instrument was acknowledged before me on September 1, 1999 by DONNA
T. ALSTON.



Marion Grantham
(Notary Public for Oregon)

My commission expires

1/22/01

State of Oregon, County of Klamath
Recorded 9/01/99, at 3:43 p.m.
In Vol. M99 Page 35350
Linda Smith,
County Clerk Fee \$ 35.00