

1999 SEP -9 PM 3:12

MTC 48590-MG
WARRANTY DEED

Vol M99 Page 36212

JOSEPH A. MORA and MARY E. GUMPENBERGER, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DONALD E. TJENSVOLD and MILDRED L. TJENSVOLD, 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:

Lots 43 and 44 in Block 17 of INDUSTRIAL ADDITION, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

TAX ACCOUNT NO.: 3809-033BA-06800

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 37,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 222 MARTIN STREET, KLAMATH FALLS, OR 97601

Dated this 23 day of August, 1999

Joseph A. Mora
JOSEPH A. MORA

Mary E. Gumpenberger
MARY E. GUMPENBERGER

State of California
County of Stanislaus

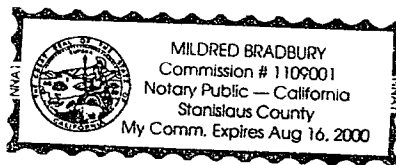
This instrument was acknowledged before me on August 23, 1999 by
JOSEPH A. MORA.

Mildred Bradbury
(Notary Public for Oregon)
California

My commission expires 8-16-2000

ESCROW NO. MT48590-MG

Return to:
DONALD E. TJENSVOLD
222 MARTIN STREET
KLAMATH FALLS, OR 97601



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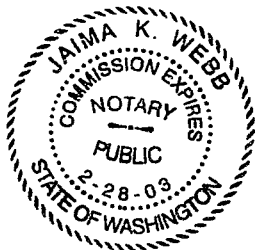
State of Washington
County of Clark

36213

This instrument was acknowledged before me on August 25, 1997 by MARY
E. GUMPENBERGER.

Jaime K. Webb
(Notary Public)

My commission expires 2-28-03



State of Oregon, County of Klamath
Recorded 9/09/99, at 3:12 p m.
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Linda Smith,
County Clerk Fee \$ 35.00