

1999 SEP 14 11:28

MT49042-KR
WARRANTY DEED

Vol. M99 Page 36599

ELNORA A. LEONARD,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DONALD J. RICKERT and CLETA B. RICKERT, 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 13 IN BLOCK 5 OF TRACT 1299 - SECOND ADDITION TO FERNDALE, ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3909-013BB-09100-000

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 103,800.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4644 LOMBARD DRIVE, KLAMATH FALLS, OR 97603

Dated this 13 day of Sept 1999

Elnora A. Leonard
ELNORA A. LEONARD

State of Oregon
County of KLAMATH

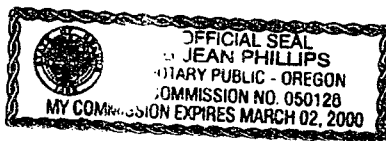
This instrument was acknowledged before me on 9-13 99. by
ELNORA A. LEONARD.

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

ESCROW NO. MT49042-KR

Return to:

DONALD J. RICKERT
4644 LOMBARD DRIVE
KLAMATH FALLS, OR 97603



30⁰⁰
M

State of Oregon, County of Klamath
Recorded 9/14/99, at 11:28 a.m.
In Vol. M99 Page 36599
Linda Smith,
County Clerk Fee \$ 30⁰⁰