

1999 SEP 14 PM 3:33

MT48991-MS
WARRANTY DEED

Vol M99 Page 36731

DONALD J. RICKERT and CLETA B. RICKERT, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ERWIN T. BROOKS and CAROLYN M. BROOKS, 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:

LOT 3, BLOCK 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 4008-006BB-01300-000

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 140,000.00.

Until a change is requested all tax statements shall be sent to Grantee at the
following address: P.O. BOX 932, KENO, OR 97627-0932

Dated this 13th day of September 1999

Donald J. Rickert
DONALD J. RICKERT

Cleta B. Rickert
CLETA B. RICKERT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 13 1999 by
DONALD J. RICKERT AND CLETA B. RICKERT.



Kristi L. Redd
(Notary Public for Oregon)

commission expires 11/16/99

ESCROW NO. MT48991-MS

Return to:
ERWIN T. BROOKS
P.O. BOX 932
KENO, OR 97627-0932

35⁰⁰
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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES,
according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 9/14/99, at 3:33 p.m.
In Vol. M99 Page 36731
Linda Smith,
County Clerk Fee \$ 35⁰⁰