

1999 SEP 16 PM 3:41

MTC 48825-MS
WARRANTY DEED

Vol M99 Page 37047

ARLENE M. TATUM,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

RICHARD W. REDNER and DEBORAH S. REDNER, 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.: 4110-001CD-01000-000 4110-001CD-01100-000

4110-001CD-01200-000

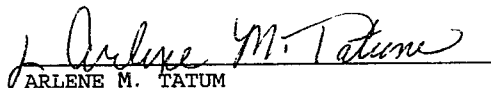
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 63,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 24, MALIN, OR 97632

Dated this 19th day of August, 1999


ARLENE M. TATUM

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 19, 1999 by
ARLENE M. TATUM.

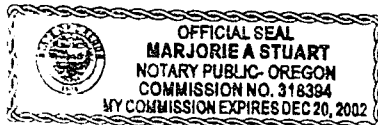

(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT48825-MS

Return to:

RICHARD W. REDNER
P.O. BOX 24
MALIN, OR 97632



3500
M

EXHIBIT "A"
LEGAL DESCRIPTION

37048

A tract of land in the E1/2 S1/2 N1/2 SE1/4 SW1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of said E1/2 S1/2 N1/2 SE1/4 SW1/4, extending thence North along the West line of said subdivision a distance of 30 feet to the True Point of Beginning; extending thence East at right angles a distance of 138 feet; thence North at right angles a distance of 100 feet; thence West at right angles a distance of 138 feet to the West line of said subdivision; thence South along the West line of said subdivision a distance of 100 feet, more or less, to the true point of beginning.

State of Oregon, County of Klamath
Recorded 9/16/99, at 3:41 m.
In Vol. M99 Page 37047
Linda Smith,
County Clerk Fee \$ 35⁰⁰