

1999 OCT -6 PM 3:34

AMT 48841LW

WARRANTY DEED

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PAULINE LANGE and GARY M. LANGE, with the rights of survivorship,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
VALERIE JEAN CRAIN,

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 539 BLOCK 127, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3809-033AD-16100

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 62,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 1951, KLAMATH FALLS, OR 97601

Dated this 5th day of October, 1999.

Pauline Lange
PAULINE LANGE
BY: Gary M. Lange
GARY LANGE, HER ATTORNEY IN FACT

Gary M. Lange
GARY M. LANGE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 5th, 1999 by GARY
M. LANGE FOR HIMSELF AND AND FOR PAULINE LANGE AS HER ATTORNEY IN FACT.



(Notary Public for Oregon)

My commission expires 11/20/99

ESCROW NO. MT48841-LW

Return to:
VALERIE JEAN CRAIN
P.O. BOX 1951
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 10/06/99 at 3:31 p.m.
In Vol. M99 Page 39859
Linda Smith,
County Clerk Fee \$ 30.00

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