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WARRANTY DEED

State of Oregon, County of Klamath
Recorded 10/06/99, at 3:41 p.m.
In Vol. M99 Page 39909
Linda Smith,
County Clerk Fee \$ 30.00

Escrow NO.: 02049243
AFTER RECORDING RETURN TO:
Mr. Justin
1066 E. WILLOW ST
MANTECA, CA. 95337

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Wallace I. Orth and Dovie Orth, hereinafter called GRANTOR(S),
convey(s) to Lawrence E. Justin, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lots 1, 2, 3, 4, and 5, LOST RIVER COURT ADDITION TO MERRILL,
in the County of Klamath, State of Oregon.

CODE 228 MAP 4110-11AB TAX LOT 300

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$157,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 5th day of October 1999.

Wallace I. Orth
WALLACE I. ORTH

Dovie Orth
DOVIE ORTH

STATE OF OREGON, County of Klamath)ss.

On this 5th day of October, 1999, personally appeared the
above named Wallace I. Orth and Dovie Orth and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Trisha L. Powell
Notary Public for Oregon
My Commission Expires: 10/4/2002

