

077 OCT -3 PM 3:46

MT49429-KR  
WARRANTY DEED

Vol M99 Page 40194

KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
WALTER L. MODEN and DONNA L. MODEN, 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 17 OF SUNRISE PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN  
THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3909-011CB-07200-000

MAP/TAX LOT: 553895

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 52,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 13580 SPRING LAKE ROAD, KLAMATH FALLS, OR 97603

Dated this 8th day of October, 1999

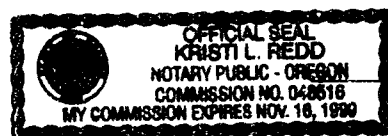
KLAMATH FIRST FEDERAL SAVINGS & LOAN

BY: Robert A. Tucker  
ROBERT A. TUCKER, VICE  
PRESIDENT/CHIEF LENDING OFFICER

BY: Frank X. Hernandez  
FRANK X. HERNANDEZ, VICE  
PRESIDENT/CHIEF OPERATING OFFICER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 8, 1999 by  
ROBERT A. TUCKER AS VICE PRESIDENT/CHIEF OPERATING LENDER AND FRANK X.  
HERNANDEZ AS VICE PRESIDENT/CHIEF OPERATING OFFICER FOR KLAMATH FIRST FEDERAL  
SAVINGS & LOAN ASSOCIATION.



Kristi L. Redd  
(Notary Public for Oregon)  
My commission expires 11/16/99

ESCROW NO. MT49429-KR

Return to:  
WALTER L. MODEN  
13580 SPRING LAKE ROAD  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 10/08/99, at 3:46 p.m.  
In Vol. M99 Page 40194  
Linda Smith,  
County Clerk Fee \$ 30.00