

MTC 49387-MG
WARRANTY DEED

Vol M99 Page 41134

JOHN R. GRITMAN and ROBIN R. LARSEN not as tenants in common, but with right of survivorship,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DAVID C. WAGNER,

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.: 3809-028CB-00800

MAP/TAX LOT: 304913

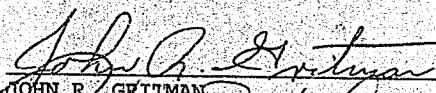
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever,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

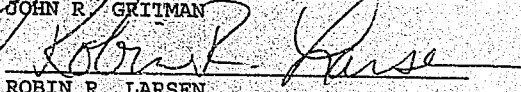
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 100,500.00.

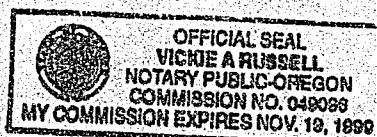
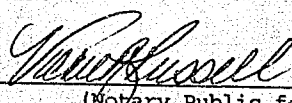
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1907 MELROSE STREET, KLAMATH FALLS, OR 97601

Dated this 14th day of October, 1999.


JOHN R. GRITMAN


ROBIN R. LARSEN
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 14, 1999 by JOHN R. GRITMAN AND ROBIN R. LARSEN.

(Notary Public for Oregon)

My commission expires 11-10-1999

ESCROW NO. MT49387-MG

Return to:

DAVID C. WAGNER
1907 MELROSE STREET
KLAMATH FALLS, OR 97601

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EXHIBIT "A"
LEGAL DESCRIPTION

The West 100 feet of Lot 19 in Block 37 of HOT SPRINGS 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, being more particularly described as follows:

Beginning at the most Southerly corner of said Lot 19; thence Northwesterly along the Northeasterly line of Eldorado Avenue a distance of 50 feet; thence Northeasterly along the line between Lots 18 and 19 in said Block, a distance of 100 feet; thence Southeasterly parallel with Eldorado Avenue a distance of 50 feet; thence Southwesterly along the Northwesterly line of Melrose Street a distance of 100 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 10/15/99, at 3:41 p m.
In Vol. M99 Page 41134
Linda Smith,
County Clerk Fee \$ 35⁰⁰