

1999 OCT 15 PM 3:42

MT49240-MG
WARRANTY DEED

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ANDREW A. SCHULTZ, TRUSTEE OF THE SCHULTZ 1996 TRUST, AS EVIDENCED BY TRUST AGREEMENT DATED SEPTEMBER 24, 1996 (A REVOCABLE TRUST), Grantor(s) hereby grant, bargain, sell, warrant and convey to: PATRICIA C. BARRAGAN, 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 6 in Block 10 of THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 3809-036CA-08300

MAP/TAX LOT: 451674

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 104,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1214 TAMERA DRIVE, KLAMATH FALLS, OR 97603

Dated this 11th day of October, 1999.

SCHULTZ 1996 TRUST

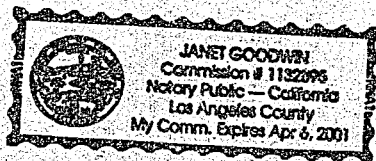
BY:

Andrew A. Schultz
ANDREW A. SCHULTZ, TRUSTEE

State of California

County of Los Angeles

This instrument was acknowledged before me on October 11, 1999 by ANDREW A. SCHULTZ, TRUSTEE OF THE SCHULTZ 1996 TRUST.



Janet Goodwin
(Notary Public)

My commission expires April 6, 2001

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ESCROW NO. MT49240-MG

Return to:

PATRICIA C. BARRAGAN
1214 TAMERA DRIVE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 10/15/99, at 3:42 p.m.
in Vol M99 Page 41181
Linda Smith,
County Clerk Fee \$ 30⁰⁰