

1999 OCT 22 AM 11:36

WARRANTY DEED

AMT 48996-MS

Vol M99 Page 42215

SUZANNE BEARS, WHO ACQUIRED TITLE AS SUZANNE THOMPSON,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SUZANNE BEARS,

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 439, BLOCK 126, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON

TAX ACCOUNT NO.: 3809-033AD-09600-000

MAP/TAX LOT: 482212

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 .00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2420 GARDEN AVENUE, KLAMATH FALLS, OR 97601

Dated this 18th day of October, 1999.

Suzanne Bears
SUZANNE BEARS

State of Oregon
County of KLAMATH

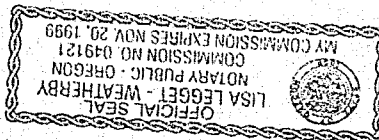
This instrument was acknowledged before me on October 18, 1999 by
SUZANNE BEARS.

Lisa Leggett Weatherly
(Notary Public for Oregon)

My commission expires 11/20/99

ESCROW NO. MT48996-MS

Return to:
SUZANNE BEARS
2420 GARDEN AVENUE
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 10/22/99, at 11:36 a.m.
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Linda Smith,
County Clerk Fee \$ 30⁰⁰