

1999 OCT 25 AM 11:22

MTC 49155-LW  
WARRANTY DEED

Vol M99 Page 12429

EAST CASCADE PROPERTIES, INC., an Oregon Corporation,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DAVID P. RUSSELL,

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:

THE NW1/4 OF THE SW1/4 OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF  
THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE  
N1/2 OF THE N1/2 OF THE NW1/4 OF THE SW1/4 OF SECTION 35, TOWNSHIP 34  
SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.  
ALSO EXCEPTING THEREFROM THE S1/2 OF THE S1/2 OF THE NW1/4 OF THE SW1/4  
OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE  
MERIDIAN, KLAMATHA COUNTY, OREGON.

"TOGETHER WITH A 16 FOOT EASEMENT EXTENDING 16 FEET SOUTH OF THE NORTH  
END OF PINE AVENUE EASEMENT ALONG THE WEST BOUNDARY OF TAX ACCOUNT  
3407-03500-00700 AND CONTINUING TO THE NORTH BOUNDARY OF TAX LOT 700."

TAX ACCOUNT NO.: 3407-03500-00600-000

MAP/TAX LOT: 204638

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 49,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 481 PENNYLANE, GRANTS PASS, OR 97527

Dated this 22 day of October, 1999

EAST CASCADE PROPERTIES, INC.  
BY: [Signature]  
DUANE W. SMITH, PRESIDENT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 22, 1999 by DUANE  
W. SMITH AS PRESIDENT FOR EAST CASCADE PROPERTIES, INC..

[Signature]  
(Notary Public for Oregon) Wa.

My commission expires 6/29/02

ESCROW NO. MT49155-LW

Return to:

DAVID P. RUSSELL  
481 PENNYLANE  
GRANTS PASS, OR 97527

State of Oregon, County of Klamath  
Recorded 10/25/99, at 11:22 a.m.  
In Vol. M99 Page 42429  
Linda Smith,  
County Clerk Fee \$ 30.00



30-M