

1999 NOV -2 AM 11:22

MTC 49528-MG
WARRANTY DEED

Vol M99 Page 43738

FLOYD M. RIACH and FLORETTE L. RIACH, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROBERT D. NELSON,
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 and the North half of Lot 16, CLOVERDALE, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon

3909 002DD 04500

523080

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 102,340.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4404 SOUTH SIXTH STREET, KLAMATH FALLS, OR 97603

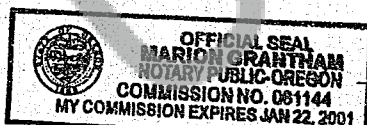
Dated this 29 day of October, 1999

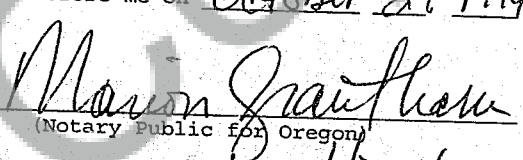

FLOYD M. RIACH


FLORETTE L. RIACH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 29 1999 by FLOYD
M. RIACH AND FLORETTE L. RIACH.




(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT49528-MG

Return to:

ROBERT D. NELSON
4404 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 11/02/99, at 11:22 a.m.
In Vol. M99 Page 43738
Linda Smith,
County Clerk Fee \$ 30.00