

1999 NOV -2 PM 3:23

MTC 49263-LW
WARRANTY DEED

Vol. M99 Page 43829

STEPHEN L. BUHRIG,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
TOSHIKO KLEIN ULM and HOWARD B. ULM, JR., as tenants by the entirety,
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 EAST 90 FEET OF LOT 1, BLOCK 4, ALTAMONT ACRES AND THE EAST 90 FEET
OF LOT 2, BLOCK 4, ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

T/L 3909-003DC-02901

KEY 807229

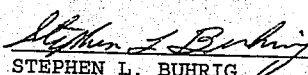
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever,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

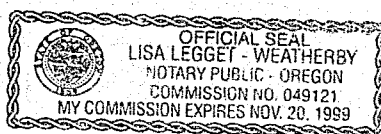
The true and actual consideration for this conveyance is 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3658 BOARDMAN AVENUE, KLAMATH FALLS, OR 97603

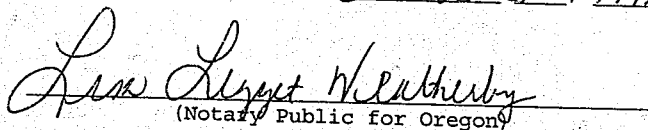
Dated this 28th day of October, 1999


STEPHEN L. BUHRIG

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on October 28, 1999 by
STEPHEN L. BUHRIG.


(Notary Public for Oregon)

My commission expires 11/20/99

ESCROW NO. MT49263-LW

Return to:

TOSHIKO KLEIN ULM
3658 BOARDMAN AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 11/02/99, at 3:23 p.m.
In Vol. M99 Page 43829
Linda Smith,
County Clerk Fee \$ 30.00

30%