

Vol M99 Page 45751

WARRANTY DEED

State of Oregon, County of Klamath
Recorded 11/18/99, at 11:11 a.m.
In Vol. M99 Page 45751ASPEN TITLE ESCROW NO. 01050200
AFTER RECORDING RETURN TO:
Larry A. AndersonLinda Smith,
County Clerk Fee \$ 30⁰⁰858 Crystal Springs Ln.
Reizer OR 97303UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVERobert K. Elam and Rose O. Elam, hereinafter called GRANTOR(S),
convey(s) to Larry A. Anderson, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:The northwesterly 60 feet of Lots 6 and 7, Block 27, FIRST
ADDITION TO THE CITY OF KLAMATH FALLS, in the county of
Klamath, State of Oregon.

CODE 1 MAP 3809-32BA TAX LOT 16600

"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 30.390."and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage AND, Trust Deed, including
the terms and conditions thereof, recorded February 14, 1992,
in Book M-99, Page 17326 Mortgage Records of Klamath County,
Oregon, in favor of Glenn O. Woolhiser and Ruth E. Woolhiser,
Trustees of the Woolhiser Family Trust which Trust Deed the
Grantees herein DO NOT agree to assume and pay and Grantors
hereby hold Grantees harmless therefrom, and Grantors herein
warrant that this Trust Deed will be paid in full prior to or
at the time of payment in full of the Trust Deed between
Grantor and Grantee herein which is being recorded immediately
subsequent to the recording of this Deed.,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$45,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 4th day of October 1999.Robert K. Elam

ROBERT K. ELAM

Rose O. Elam

ROSE O. ELAM

STATE OF OREGON, County of Klamath)ss.

On October 4, 1999 personally appeared Robert K. Elam and Rose
O. Elam who acknowledged the foregoing instrument to be their
voluntary act and deed.Trisha L. Powell
Notary Public for Oregon