

1999 DEC 15 PM 3:31

MTC 49935-MG
WARRANTY DEED

Vol. M99 Page 49328

DONALD E. BADGER and CHERYL A. BADGER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JEFFERY LYNN ENGER and TERRI SUE ENGER, 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 South 50 feet of Lot 12 and all of Lot 9, EXCEPT the Southerly 80
feet in Block 2 of SHASTA VIEW TRACT, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

ACCT# 3809-036CC-00600

KEY# 452003

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 105,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1444 PATTERSON STREET, KLAMATH FALLS, OR 97603

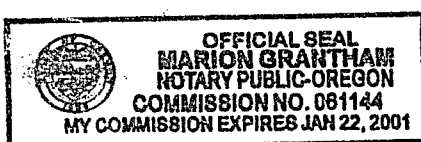
Dated this 15 day of December, 1999.

Donald E. Badger
DONALD E. BADGER

Cheryl A. Badger
CHERYL A. BADGER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 15, 1999 by
DONALD E. BADGER AND CHERYL A. BADGER.



Marion Grantham
(Notary Public for Oregon)
My commission expires 1/22/01

ESCROW NO. MT49935-MG

Return to:
JEFFERY LYNN ENGER
1444 PATTERSON STREET
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 12/15/99, at 3:31 p.m.
In Vol. M99 Page 49328
Linda Smith,
County Clerk Fee \$ 30.00

304
M