

1999 DEC 28 PM 3:28

WARRANTY DEED
MTC 49987-KR

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ALLAN C. KLUS AND RODNEY D. KLUS AS CO-TRUSTEES OF THE RUDOLPH JOHN KLUS TRUST.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ROY D. CASACCIA and SHARON A. CASACCIA, husband and wife,

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 16 IN BLOCK 308 OF DARROW ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ACCT# 3809-33DD-12900

KEY# 634317

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 46,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 216, KLAMATH FALLS, OR 97601

Dated this 28th day of December 1999.

THE RUDOLPH JOHN KLUS TRUST

BY: [Signature] Co-Trustee
ALLAN C. KLUS, CO-TRUSTEE

BY: Rodney D. Klus Co-Trustee
RODNEY D. KLUS, CO-TRUSTEE



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 28, 1999 by ALLAN C. KLUS AND RODNEY D. KLUS AS CO-TRUSTEES OF THE RUDOLPH JOHN KLUS TRUST.

[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT49987-KR

Return to:

ROY D. CASACCIA

PO BOX 216

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 12/28/99, at 3:28 p.m.

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Linda Smith,

County Clerk

Fee \$ 30.00