

200 MAR -7 PM 3:50

MTC 50508-MS
WARRANTY DEED

Vol M00 Page 7332

NELSON GOHLKE,

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

FRANK JAMES,

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 44 OF FIRST ADDITION TO KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

3510-028D0-03400-000

272519

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 4,000.00.

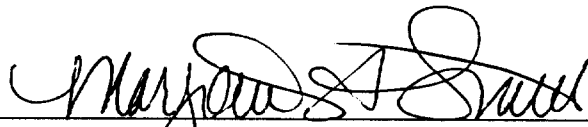
Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 96, SPRAGUE RIVER, OR 97639

Dated this 7th day of March, 2000.


NELSON GOHLKE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 7, 2000 by
NELSON GOHLKE.

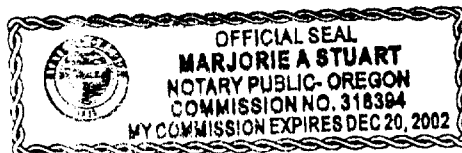

(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT50508-MS

Return to:

FRANK JAMES
P.O. BOX 96
SPRAGUE RIVER, OR 97639



State of Oregon, County of Klamath
Recorded 3/07/00, at 3:50 p. m.
In Vol. M00 Page 7332
Linda Smith,
County Clerk Fee\$ 21.00

21.00