



WESTERN
TITLE & ESCROW COMPANY

WARRANTY DEED -- STATUTORY FORM

MAURY JAY MUDRICK, an individual, Grantor,

conveys and warrants to

DAVID H. WIRTZ, an individual, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOTS 9 AND 10 IN BLOCK 17 CRESCENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No(s): 153130 M-51419

Map/Tax Lot No(s): 2409-30-AC-5200 M-125275

This property is free from encumbrances, EXCEPT:

1. WE ARE INFORMED THAT A MOBILE HOME IS SITUATED UPON THE HEREIN DESCRIBED LAND. A POLICY OF TITLE INSURANCE DOES NOT INSURE SAID MOBILE HOME.

— 2. ANY UNPAID CHARGES OR ASSESSMENTS OF THE CRESCENT WATER AND/OR SEWER DISTRICT.

The true consideration for this conveyance is \$52,000.00 .

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.

Dated this 8 day of March, 2000.

Maury Jay Mudrick
MAURY JAY MUDRICK

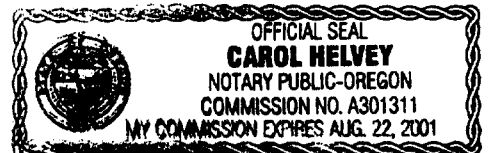
STATE OF OREGON, COUNTY OF KLAMATH) SS.

This instrument was acknowledged before me on March 8th, 2000 by MAURY JAY MUDRICK.

Carol Helvey

(Notary Public for Oregon)

My commission expires 8-22-01



After recording return to:

WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:

DAVID H. WIRTZ
PO BOX 100
CHEMULT, OR 97731

TITLE NO. K-55226
ESCROW NO. 14-A036900

State of Oregon, County of Klamath
Recorded 3/10/00, at 1:27 p m.
In Vol. M00 Page 7870
Linda Smith,
County Clerk Fee\$ 21.00

2000 MAR 10 PM 1:27

21/2