

KERRY S. PENN,

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

GARY P. SCHWARTZ and CAROL A. SCHWARTZ, 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, Block 1, BELLA VISTA, TRACT NO. 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY #806676

MAP #3507-007DC-00500

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:

## SUBJECT TO:

1. TRUST DEED RECORDED IN VOLUME M91, PAGE 26159, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, WHICH BUYERS HEREIN DO NOT AGREE TO ASSUME AND PAY, AND SELLER SHALL FURTHER HOLD BUYER HARMLESS THEREFROM.
2. TRUST DEED RECORDED IN VOLUME M00, PAGE 21644, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, WHICH BUYERS HEREIN DO NOT AGREE TO ASSUME AND PAY, AND SELLER SHALL FURTHER HOLD BUYER HARMLESS THEREFROM.

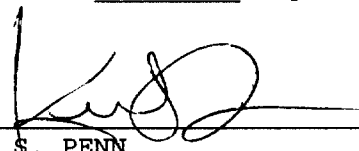
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 62,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5367 KING ESTATES COURT, SAN JOSE, CA 95135-1365


Dated this 16th day of June, 2000.

  
KERRY S. PENN

State of ~~Oregon~~ Calif.  
County of ~~KLAMATH~~ Shasta

This instrument was acknowledged before me on June 16, 2000 by KERRY S. PENN.



  
(Notary Public for Oregon)  
My commission expires 8-4-03

ESCROW NO. MT51204-PS

Return to:

GARY P. SCHWARTZ  
5367 KING ESTATES COURT  
SAN JOSE, CA 95135-1365

State of Oregon, County of Klamath  
Recorded 06/27/00, at 11:24 a.m.  
In Vol. M00 Page 23277  
Linda Smith,  
County Clerk Fee \$ 21.00