



WARRANTY DEED

State of Oregon, County of Klamath
 Recorded 07/03/00, at 3:16 p.m.
 In Vol. M00 Page 24442
Linda Smith,
 County Clerk Fee \$ 21⁰⁰

ASPEN TITLE ESCROW NO. 01051455

AFTER RECORDING RETURN TO:
 Mr. and Mrs. David L. Katlarz
434 St Mary Pl
Santa Rosa Ca 95409

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

KENNETH L. RICHARDS and CHARLOTTE R. RICHARDS, husband and wife,
 hereinafter called GRANTOR(S), convey(s) and warrants to DAVID
 L. KATLARZ and LINDA L. KATLARZ, husband and wife, hereinafter
 called GRANTEE(S), all that real property situated in the
 County of Klamath, State of Oregon, described as:

LOT 7, BLOCK 10, FIRST ADDITION TO KLAMATH RIVER ACRES, IN THE
 COUNTY OF KLAMATH, STATE OF OREGON.

CODE 97 MAP 3907-25C0 TL 6000

DR
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 "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 30.390."

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land, contracts and/or
 liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$66,000.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 3rd day of July, 2000.

Kenneth L. Richards
 KENNETH L. RICHARDS

Charlotte R. Richards
 CHARLOTTE R. RICHARDS

STATE OF OREGON, County of Klamath)ss.

On July 3, 2000, personally appeared Kenneth L. Richards and
 Charlotte R. Richards who acknowledged the foregoing instrument
 to be their voluntary act and deed.

Marlene T. Addington
 Notary Public for Oregon
 My Commission Expires: 3-22-01

