



WARRANTY DEED

State of Oregon, County of Klamath
 Recorded 07/10/00, at 3:44 p. m.
 In Vol. M00 Page 25167
Linda Smith,
 County Clerk Fee\$ 21⁰⁰

ASPEN TITLE ESCROW NO. 01051488

AFTER RECORDING RETURN TO:
 Kraig B. Weider and Linda L. Weider
 and Ryan B. Weider
46519 Main St.
 Klamath Falls, OR. 97601

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

RUBEN PEDRAZA and MARIA R. PEDRAZA, husband and wife,
 hereinafter called GRANTOR(S), convey(s) to KRAIG B. WEIDER and
 LINDA L. WEIDER and RYAN B. WEIDER, not as tenants in common,
 but with full rights of survivorship, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

Lot 3 in Block 6, Tract No. 1126, FIRST ADDITION TO FERNDAL, in the County of Klamath, State of Oregon.

Code 63, Map 3909-13BB, Tax Lot 400

"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, Trust Deed, including the terms and conditions thereof, recorded November 18, 1997, in Book M97, Page 37884, and subsequently assigned by instrument recorded January 22, 1998, Mortgage Records of Klamath County, Oregon, ultimately in favor of Norwest Mortgage, Inc.,

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 \$99,875.00.

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 27th day of June, 2000.

RUBEN PEDRAZA
 RUBEN PEDRAZA

MARIA PEDRAZA
 MARIA R. PEDRAZA

STATE OF IDAHO, County of Ada)ss.

On July 6, 2000, personally appeared Ruben Pedraza and Maria R. Pedraza, who acknowledged the foregoing instrument to be their voluntary act and deed.

Clyde B. Crandall
 Notary Public for Idaho
 My Commission Expires: 10-13-2000

