

200 JUL 18 PM 3:23

MT51570-LW
WARRANTY DEED

Vol M00 Page 26250

CARL A. JOHNSON, MARY A. JOHNSON, RICHARD D. BEER, DOLORES J. BEER,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ANN DEAN,

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 7 BLOCK 4 OF PINE RIDGE ESTATES UNIT #1, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

R194523

R-3407-027DB-00800-000


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 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 408, BELLA VISTA, CA

Dated this 17 day of JULY, 2000.


CARL A. JOHNSON



MARY A. JOHNSON


RICHARD D. BEER


DOLORES J. BEER

State of Nevada
County of Carson

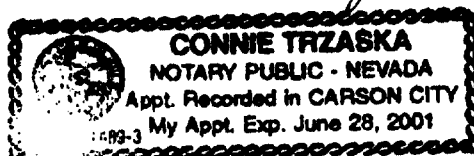
This instrument was acknowledged before me on July 17, 2000 by CARL
A. JOHNSON AND MARY A. JOHNSON, RICHARD D. BEER AND DOLORES J. BEER.


(Notary Public)

My commission expires June 28, 2001

ESCROW NO. MT51570-LW

Return to:
ANN DEAN
P.O. BOX 408
BELLA VISTA, CA



State of Oregon, County of Klamath
Recorded 07/18/00, at 3:28 p.m.
In Vol. M00 Page 26250
Linda Smith,
County Clerk Fee \$ 31.00