

MTC 81546-MS  
WARRANTY DEED

Vol. M00 Page 29215

HELEN M. EPPERSON and LEONARD J. FRITZ, with the rights of survivorship,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
THOMAS L. MALUGANI and BEVERLY MALUGANI, 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:

GOVERNMENT LOT 10 IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE  
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

3911-00000-08500-000

605018

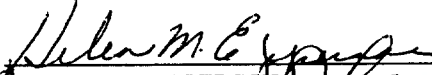

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, 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 200,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 8665 HARPOLD ROAD, KLAMATH FALLS, OR 97603

Dated this 7th day of August, 2000.

  
HELEN M. EPPERSON  
  
LEONARD J. FRITZ

State of Oregon  
County of KLAMATH

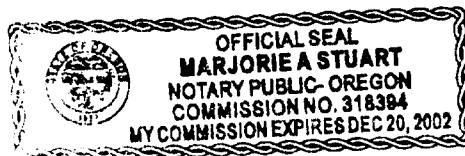
This instrument was acknowledged before me on August 7, 2000 by HELEN  
M. EPPERSON AND LEONARD J. FRITZ.

  
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT51546-MS

Return to:  
THOMAS L. MALUGANI  
8665 HARPOLD ROAD  
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath  
Recorded 08/09/00, at 3:21 p.m.  
In Vol. M00 Page 29215  
Linda Smith,  
County Clerk Fee \$ 21.00