



WARRANTY DEED

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ASPEN TITLE ESCROW NO.: 01051595

AFTER RECORDING RETURN TO:
 MARTIN D. ALTER
 951 PONDEROSA DRIVE
 KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
 Recorded 08/31/00, at 3:00 p.m.
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 Linda Smith,
 County Clerk Fee \$ 21⁰⁰

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

BRIAN CHILDS FITZ GERALD and NAN ISABEL CARTER FITZ GERALD
 hereinafter called GRANTOR(S), convey(s) and warrants to MARTIN
 D. ALTER, AN ESTATE IN FEE SIMPLE, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

LOT 6, BLOCK 6, TRACT NO. 1140, LYNEWOOD FIRST ADDITION TO THE
 CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF
 OREGON.

CODE 1 MAP 3808-2500, TAXLOT 6900

"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
 \$169,500.00.

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 30th day of August, 2000.

Brian Childs FitzGerald
 BRIAN CHILDS FITZGERALD

NAN ISABEL CARTER FITZGERALD

STATE OF OREGON, County of Klamath)ss.

On August 30, 2000, personally appeared Brian Childs
FitzGerald who acknowledged the foregoing instrument
 to be his/her/their voluntary act and deed.

Vickie Blankenburg
 Notary Public for: Oregon
 My Commission Expires: 7/01/01

