



200 AUG 31 PM 3:00

Vol M00 Page 32127

WARRANTY DEED

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.
In Vol. M00 Page 32127
Linda Smith,
County Clerk Fee \$ 2.00

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, LYNNEWOOD FIRST ADDITION TO THE
CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF
OREGON.

CODE 1 MAP 3808-25DD, 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 29 day of August, 2000.

BRIAN CHILDS FITZGERALD

Nan Isabel Carter FitzGerald
NAN ISABEL CARTER FITZGERALD

STATE OF OREGON, County of Klamath ss.

On August 29, 2000, personally appeared Nan Isabel
Carter FitzGerald who acknowledged the foregoing instrument
to be his/her/their voluntary act and deed.

Donna Lemaster
Notary Public for: Oregon
My Commission Expires: July 10, 2001



2/A