

200 SEP -5 PM 3:40

AMT 51825-MS

WARRANTY DEED

Vol M00 Page 32541

KENNETH OWEN STERN and SHARON STERN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JAMES B. PETERSEN,

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 3 IN BLOCK 10 OF FAIRVIEW ADDITION IN THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON

3809-029DB-06100-000

302728

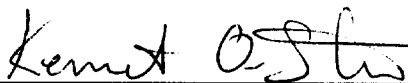
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, 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 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 929 DELTA STREET, KLAMATH FALLS, OR 97601

Dated this 2 day of September 2000.



KENNETH OWEN STERN



SHARON STERN

State of NEVADA
County of WASHOE

This instrument was acknowledged before me on 9/2 2000 by
KENNETH OWEN STERN AND SHARON STERN.

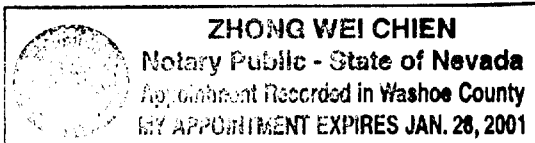

(Notary Public)

My commission expires 1/28/01

ESCROW NO. MT51825-MS

Return to:

JAMES B. PETERSEN
929 DELTA STREET
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 09/05/00, at 3:40 p.m.
In Vol. M00 Page 32541
Linda Smith,
County Clerk Fee \$ 21.00

21M