

200 OCT 12 AM 11:23

mtc 52158 -ms
WARRANTY DEED

#0006916886

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WASHINGTON MUTUAL BANK,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 WARREN J. RIDDLE, JR. and ANGELA C. NELSON, with the rights of survivorship,
 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:

THE NORTH 40 FEET OF LOTS 440 AND 441 IN BLOCK 126 OF MILLS ADDITION TO
 THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE
 IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

3809-033AD-09300-000

482221

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 58,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 703 MITCHELL STREET, KLAMATH FALLS, OR 97601

Dated this 11 day of OCTOBER, 2000.

WASHINGTON MUTUAL BANK

BY:

Elaine Langdon
 ELAINE LANGDON, AUTHORIZED SIGNER

State of CALIFORNIA
 County of Los Angeles

This instrument was acknowledged before me on October 11, 2000 by
Elaine Langdon, AS AUTHORIZED SIGNER FOR WASHINGTON
 MUTUAL BANK.

Mildred Owen
 (Notary Public)

My commission expires 8/22/2001

ESCROW NO. MT52158-MS

Return to:

WARREN J. RIDDLE, JR.
 703 MITCHELL STREET
 KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
 Recorded 10/12/00, at 11:23 A.m.
 In Vol. M00 Page 37256
 Linda Smith,
 County Clerk Fee\$ 21.00