

200 DEC 18 AM 11:25

MTL 52848-KR
WARRANTY DEED

Vol. M00 Page 45272

BOBBY S. OWENS and MICHAEL T. MONCIARDINI, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
TODD M. ECKHARDT,

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:

Parcel 2 of Land Partition 55-96 filed November 24, 1997 in the Klamath
County Clerk's Office, being Parcel 3 of Land Partition 35-92 situated in
the NW1/4 SE1/4 of Section 22, Township 38 South, Range 9 East of the
Willamette Meridian, Klamath County, Oregon.

ACCT#3809-02200-01003

KEY #882832

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:

DEED RESTRICTION: Only "stick built" homes of at least 1600 sq. ft. will
be allowed, subject to the review of the Grantors named above within
seven (7) days of receipt of Grantees and/or assigns delivery of request
for approval.

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 35,626.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 1910, KLAMATH FALLS, OR 97601

Dated this 18th day of December 2000.

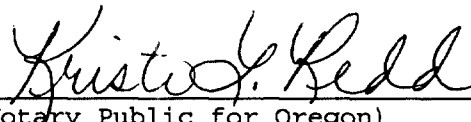

BOBBY S. OWENS


MICHAEL T. MONCIARDINI

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 18, 2000 by
MICHAEL T. MONCIARDINI & BOBBY S. OWENS.




(Notary Public for Oregon)
commission expires 11/16/2003

ESCROW NO. MT52848-KR

Return to:
TODD M. ECKHARDT
P.O. BOX 1910
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 12/18/00, at 11:25 a.m.
In Vol. M00 Page 45272
Linda Smith,
County Clerk Fee\$ 21.00