

'01 APR 5 AM 11:24

mtc 53053-LW
WARRANTY DEED

Vol. M01 Page 14068

CHARLOTTE A. CLAUSON AS TO AN UNDIVIDED 1/2 INTEREST AND LARRY C. BRADY AND JOAN L. BRADY HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DANIEL R. TURNER,

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 2 OF THIRD ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE NORTH 75 FEET THEREOF.

3909-010BD-00500-000

542844

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:

"TOGETHER WITH A 1967 KIT MOBILE HOME, PLATE #118922, VIN #60123CKSS1062, WHICH IS SITUATED ON THE SUBJECT PROPERTY."

SUBJECT TO: A TRUST DEED DATED DECEMBER 13, 1996 AND RECORDED DECEMBER 24, 1996 IN M96, PAGE 39868, MICROFILM RECORDS OF KLAMATH COUNTY IN FAVOR OF HARBOURTON MORGAGE CO., L.P. A DELAWARE LIMITED PARTNERSHIP WHICH WAS ASSIGNED TO FIRST NATIONWIDE MORTGAGE CORPORATION AS BENEFICIARY WHICH THE BUYER AGREES TO ASSUME AND PAY.

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 60,379.07.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 198 CRESTDALE WAY, KLAMATH FALLS, OR 97601

Dated this 30 day of March, 2001.

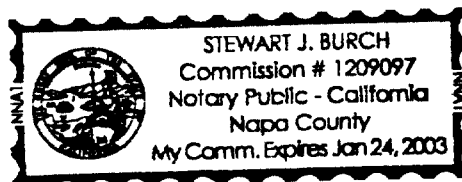
Charlotte A. Clauson
CHARLOTTE A. CLAUSON

Larry C. Brady
LARRY C. BRADY

Joan L. Brady
JOAN L. BRADY

State of Oregon
County of

APRIL 02, 2001



[Signature]

This instrument was acknowledged before me on March 30 2001 by CHARLOTTE A. CLAUSON.

[Signature]
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT53053-LW

Return to:
DANIEL R. TURNER
198 CRESTDALE WAY
KLAMATH FALLS, OR 97601



State of CALIFORNIA

14069

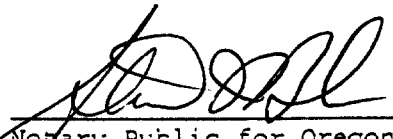
County of NAVAJO

02 APRIL, 2001

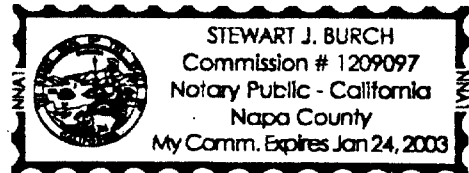
Personally appeared the above named LARRY C. BRADY AND JOAN L. BRADY,
and acknowledged the foregoing instrument to be THEIR voluntary act and
deed.

WITNESS My hand and official seal:

(seal)



Notary Public for Oregon
My Commission expires: JAN 24, 2003



State of Oregon, County of Klamath
Recorded 04/05/01, at 11:24a. m.
In Vol. M01 Page 14068
Linda Smith,
County Clerk Fee \$ 26.00