

mtc 54478-MS
WARRANTY DEED

Vol M01 Page 61203

TANIA A. ANDERSEN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

HARRY L. MAUCH and CAROL E. MAUCH, husband and wife,

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 S1/2 OF TRACT NO. 97 OF PLEASANT HOME TRACT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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:

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;

Dated: June 11, 1997

Recorded: June 20, 1997

Volume: M97, page 19187, Microfilm Records of Klamath County, Oregon

Amount: \$73,100.00

Grantor: Tania A. Andersen, a single person

Trustee: AmeriTitle

Beneficiary: Norwest Mortgage, Inc. (and subsequently assigned)

BUYERS HEREIN DO NOT AGREE TO ASSUME SAID TRUST DEED, AND SELLER HEREIN SHALL SAVE BUYERS HARMLESS THEREFROM.

THIS DEED WILL CONTAIN THE FOLLOWING RESTRICTION: "THE BUYER AND ALL FUTURE OWNERS AGREE THAT THE SOUTH HALF OF LOT 97 CAN NEVER BE SOLD SEPARATE FROM LOT #96 OF PLEASANT HOME TRACT #2."

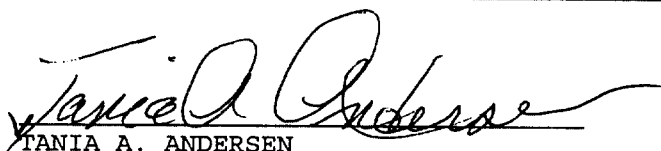
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 10914 Kestrel Road, Klamath Falls, OR 97601

Dated this 30th day of November, 2001.


TANIA A. ANDERSEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 30 2001 by TANIA A. ANDERSEN.


(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT54478-MS

Return to:

HARRY L. MAUCH
10914 Kestrel Road
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 11/30/01 3:16 P. m.
Vol M01, Pg 61203
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1