



THIS SPACE RESERVED FOR RECORDER'S USE
MTL 56705-LW

After recording return to:

CARL J. WARD
6841 MINA BIRD DRIVE
BONANZA, OR 97623

Until a change is requested all
tax statements shall be sent to
the following address:

CARL J. WARD
6841 MINA BIRD DRIVE
BONANZA, OR 97623

Escrow No. MT56705-LW
Title No. _____

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State of Oregon, County of Klamath
Recorded 04/30/2002 3:13 p.m.
Vol M02, Pg 25828
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

'02 APR 30 PM3:13

WARRANTY DEED

BANKERS TRUST COMPANY OF CALIFORNIA, N.A. AS TRUSTEE UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF 6-1-99, RELATING TO FAIRBANKS CAPITAL MORTGAGE TRUST 1999-1 ASSET BACKED CERTIFICATES, SERIES 1999-1, WITHOUT RECOURSE,

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

CARL J. WARD and LISA . WARD, 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:

Lots 10 and 11 in Block 69 of **KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3** according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3811-010C0-04600-000

465428

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.

The true and actual consideration for this conveyance is \$ 69,000.00.

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.

Dated this 26 day of April, 2002

Bankers

~~BANK~~ TRUST COMPANY OF CALIFORNIA, N.A.

BY:

INDYMAC BANK FSB, ATTORNEY IN FACT

State of Calif
County of Los Angeles
Karen Mastro
Senior Vice President

This instrument was acknowledged before me on April 26, 2002 by Karen Mastro
Senior Vice President

(Notary Public)

