

MTC 36167MS

WARRANTY DEED

DOUGLAS ALAN SYKES and TERI LYNN SYKES, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to GREGG A. WHEAT and BARBARA C. WHEAT, 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:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 95,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1654 CARLSON DRIVE, KLAMATH FALLS, OR 97603

Dated this 19th day of Sept, 1995

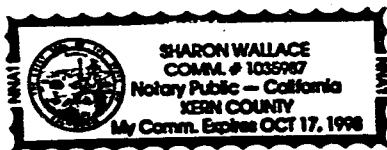
Douglas Alan Sykes
DOUGLAS ALAN SYKES

Teri Lynn Sykes
TERI LYNN SYKES

NOTARY ACKNOWLEDGEMENT

STATE OF California
COUNTY OF Ken ss. September 19 1995

Personally appeared the above named Douglas Alan Sykes + Teri Lynn Sykes and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Return to:

GREGG A. WHEAT
1654 CARLSON DRIVE
KLAMATH FALLS, OR 97603

Before me:

Sharon Wallace

Notary Public for Kern County

My commission expires 10-17-98

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 52, and all that portion of Lot 53 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the most Northerly corner of Lot 53 of MOYINA, running thence South 46 degrees 53' West along Northwesterly line of said Lot 53 a distance of 30 feet; thence Southeasterly parallel to the line between Lots 52 and 53 of said Moyina a distance of 126.8 feet to the line between Lots 53 and 57 of said Moyina; thence Northeasterly along the said line between Lots 53 and 57 a distance of 30 feet to the line between said Lots 52 and 53 of said Moyina; thence Northwesterly along the line between said Lots 53 and 52 a distance of 126.8 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 21st day
of Sept A.D., 19 95 at 3:46 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 25615.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Annette Mueller