

WARRANTY DEED

MT37550MS
MICHAEL S. CROFOOT and DENAE L. CROFOOT, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

TAMARA SUTTON,

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:

ALL OF LOT 3 AND THE SOUTHWESTERLY 12 FEET OF LOT 2, ADJOINING SAID LOT
3, ALL IN BLOCK 12, FIRST ADDITION TO KLAMATH FALLS, OREGON, 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:
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 \$ 41,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 422 MT. WHITNEY STREET, KLAMATH FALLS, OR 97601

Dated this 1st day of April, 19 96

Michael S. Crofoot
MICHAEL S. CROFOOT

Denae L. Crofoot
DENAE L. CROFOOT

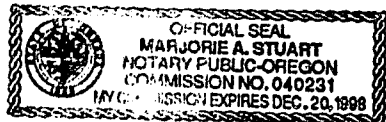
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. April 1 19 96
COUNTY OF Klamath

Personally appeared the above named Michael S. Crofoot and Denae L.

Crofoot

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT37550-MS

Return to:

TAMARA SUTTON
422 MT. WHITNEY STREET
KLAMATH FALLS, OR 97601

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle

on this 4th day of April A.D. 19 96
at 11:45 o'clock AM. and duly recorded
in Vol. M96 of Deeds Page 9503.

Bernetha G. Latsch, County Clerk

By Christy Russell

Deputy.

Fee, 30.00

96 APR -4 AM:45