

32674

MTC40151KR  
WARRANTY DEEDVol. M97 Page 4155

KIRK RIAN SIPES and DEANNA SUE SIPES, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
NEIL I. ANDERSON and ELAINE C. ANDERSON, 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:

LOT 7 IN BLOCK 3 OF FIRST ADDITION TO NORTH HILLS, 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 \$ 123,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5451 GLENRIDGE WAY, KLAMATH FALLS, OR 97603

Dated this 10<sup>th</sup> day of February, 1997.

Kirk Rian Sipes  
KIRK RIAN SIPES

Deanna Sue Sipes  
DEANNA SUE SIPES

STATE OF OREGON

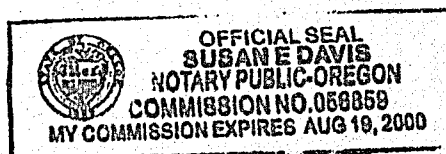
SS. FEBRUARY 10 19 97

COUNTY OF KLAMATH

Personally appeared the above named KIRK RIAN SIPES and

DEANNA SUE SIPES, husband and wife

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Susan E. Davis

Notary Public for OREGON

My commission expires Aug. 19, 2000

ESCROW NO. MT40151-KR

Return to:

NEIL I. ANDERSON  
5451 GLENRIDGE WAY  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle  
on this 10th day of February A.D., 1997  
at 3:45 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 4155.  
Bernetha G. Letsch, County Clerk

By Kathleen Ross Deputy.  
Fee, \$30.00

97 FEB 10 P3:45