

## WARRANTY DEED

MTC 40849-SD

TIMOTHY R. AIKEN and ROBIN L. AIKEN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
TOMMY L. MC PHERSON,  
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 77 OF PLEASANT HOME TRACTS, 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 \$ 21,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1300 CARLSON DRIVE, KLAMATH FALLS, OR 97603

Dated this 13th day of March, 1997.

Timothy R. Aiken  
TIMOTHY R. AIKEN

Robin L. Aiken  
ROBIN L. AIKEN

STATE OF OREGON

SS. MARCH 13 19 97

COUNTY OF KLAMATH

Personally appeared the above named TIMOTHY R. AIKEN and ROBIN L.  
AIKEN

and acknowledged the foregoing instrument to be their voluntary act.



OFFICIAL SEAL  
SUSAN E. DAVIS  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 056859  
MY COMMISSION EXPIRES AUG 18, 2000

(seal)

Before me:

Susan E. Davis

Notary Public for Oregon

My commission expires Aug. 18, 2000

ESCROW NO. MT40849-SD

Return to:

TOMMY L. MC PHERSON  
1300 CARLSON DRIVE  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle  
on this 13th day of March A.D., 1997  
at 11:14 o'clock A. M. and duly recorded  
in Vol. M97 of Deeds Page 7401

Bernetha G. Letsch, County Clerk

By Kathleen Ross  
Fee, \$30.00 Deputy.