

35995

MTC 40955-KR Vol. M97 Page 11087
WARRANTY DEED

VERGIE KAY STEPAHIN WHO ACQUIRED TITLE AS VERGIE KAY WRIGHT,
Grantor(s) hereby grant, bargain, sell and convey to:
JACK A. BUTLER and LAURA J. BUTLER, 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 20, SKYLINE VIEW, 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 \$ 139,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5544 GLENRIDGE WAY, KLAMATH FALLS, OR 97603

Dated this 7th day of April, 1997

Vergie Kay Stepahin
VERGIE KAY STEPAHIN

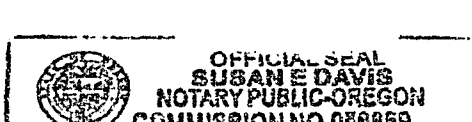
STATE OF OREGON

SS. April 7 19 97

COUNTY OF KLAMATH

Personally appeared the above named VERGIE KAY STEPAHIN

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Susan E. Davis
Notary Public for Oregon

My commission expires Aug 19, 2000

ESCROW NO. MT40955-KR

Return to:

JACK A. BUTLER
5544 GLENRIDGE WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 14th day of April A.D., 1997
at 3:57 o'clock P.M. and duly recorded
in Vol. M97 of Deeds Page 11087

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy.