

36360

MTC 40972-KA
WARRANTY DEEDVol. M97 Page 11913

MICHAEL D. WHITCOMB and DORISANN WHITCOMB, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
FRANK W. DENTON and SUSAN G. DENTON, 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 16 in Block 1 of TRACT NO. 1022, FOURTH ADDITION TO SUNSET VILLAGE,
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 \$ 140,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3620 GRENADA WAY, KLAMATH FALLS, OR 97603

Dated this 18 day of April, 1997.

Michael D. Whitcomb
MICHAEL D. WHITCOMB

Dorisann Whitcomb
DORISANN WHITCOMB

STATE OF OREGON

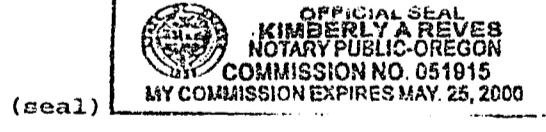
COUNTY OF KLAMATH

SS. April 18 19 97

Personally appeared the above named MICHAEL D. WHITCOMB AND

DORISANN WHITCOMB

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT40972-KA

Return to:

FRANK W. DENTON
3620 GRENADA WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 21st day of April A.D., 1997
at 9:18 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 11913

Bernetha G. Leisch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.