

44134

MTC 42271-KR
WARRANTY DEED

Vol. M97 Page 27916

R. CHARLES HALVORSEN and GWEN K. HALVORSEN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
MARK W. PAYNE,
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 15, Block 12, EIGHTH 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 \$ 129,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3942 LA MARADA WAY, KLAMATH FALLS, OR 97603

Dated this 20 day of August, 19 97

R. Charles Halvorsen
R. CHARLES HALVORSEN

Gwen K. Halvorsen
GWEN K. HALVORSEN

STATE OF OREGON

COUNTY OF KLAMATH

SS. August 20 19 97

Personally appeared the above named

R. CHARLES HALVORSEN and GWEN K. HALVORSEN

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

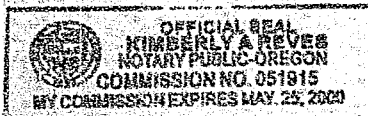
Kimberly A. Reves
Notary Public for Oregon
My commission expires 5/25/2000

(seal)

ESCROW NO. MT42271-KR

Return to:

MARK W. PAYNE
3942 LA MARADA WAY
KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Amerititle the 26th day
of August A.D. 19 97 at 11:39 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 27916

FEE \$30.00

By Bernetha G. Leitch, County Clerk
Kathleen Russell