

45485

MTC 42084-KA
WARRANTY DEEDVol. M97 Page 30657

PARADISE HILL DEVELOPMENT, L.L.C., an Oregon limited liability company Grantor(s) hereby grant, bargain, sell and convey to:
CHARLES V. SANDERSON JR. and PATRICIA A. SANDERSON, 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 30 of TRACT 1316 - PARADISE HILL, 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 \$ 125,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1010 LYNNWOOD BLVD., KLAMATH FALLS, OR 97601

Dated this 18 day of September, 1997.

PARADISE HILL DEVELOPMENT, L.L.C.

BY: [Signature] MEMBER
L. FRANK GOODSON

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on SEPTEMBER 18, 1997

by FRANK GOODSON

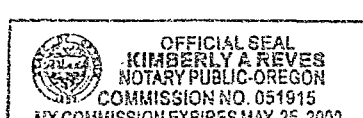
as MEMBER

of PARADISE HILL DEVELOPMENT, L.L.C.

Kimberly A. Reeves
Notary Public of Oregon

My commission expires 5/25/2000

ESCROW NO. MT42084-KA



Return to:
CHARLES V. SANDERSON JR.
1010 LYNNWOOD BLVD.
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 18th day
of Sept. A.D., 19 97 at 3:41 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 30657

FEE \$30.00

By [Signature] Bernetha G. Letsch, County Clerk