

46181

MTC 42440-KR Vol. M97 Page 32212
WARRANTY DEED

ROBERT RAY MC ARTHUR and KAYLEEN J. MC ARTHUR, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: JAMES R. HEYTING and JUDY A. HEYTING, as tenants by the entirety, 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 1 in Block 5 of SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUEJECT 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 \$ 99,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 30th day of September, 1997.

Robert Ray McArthur
ROBERT RAY MC ARTHUR

Kayleen J. McArthur
KAYLEEN J. MC ARTHUR

STATE OF OREGON

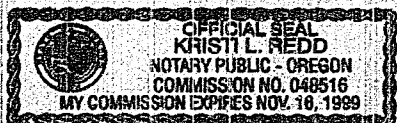
COUNTY OF KLAMATH

SS. September 30 19 97

Personally appeared the above named

ROBERT RAY MC ARTHUR & KAYLEEN J. MC ARTHUR

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires 11/10/99

ESCROW NO. MT42440-KR

Return to:
JAMES R. HEYTING

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 30th day of September A.D., 19 97 at 3:40 o'clock P M., and duly recorded in Vol. M97 of Deeds on Page 32212

FEE \$30.00

Bernetha G. Leisch, County Clerk
By Kathleen Ross

97 SEP 30 P 3:40