

47817

MTC 42711-MG Vol. 1997 Page 35862
WARRANTY DEED

RODNEY TODD aka RODNEY MORRIS TODD,
Grantor(s) hereby grant, bargain, sell and convey to:
GORDON RAY SYPHERS and RHONDA CAROLINE SYPHERS, 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:

The Southeasterly 15 feet of Lot 2, being a rectangular piece of land
with a frontage of 15 feet on Pacific Terrace and a depth of 150 feet and
Lots 3 and 4 all being in Block 46, HOT SPRINGS ADDITION, to the City of
Klamath Falls, 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 \$ 130,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 625 PACIFIC TERRACE, KLAMATH FALLS, OR 97601

Dated this 28 day of October, 1997

RODNEY TODD

STATE OF Oregon ss. October 28 19 97
COUNTY OF Klamath
Personally appeared the above named Rodney Todd

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT42711-MG

Return to:
GORDON RAY SYPHERS
625 PACIFIC TERRACE
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 30th day of October A.D., 1997
at 11:32 o'clock A. M. and duly recorded
in Vol. M57 of Deeds Page 35862

Bernetha G. Letsch, County Clerk

By Kathleen Rasmussen
Fee, \$30.00 Deputy.