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49685

WARRANTY DEED Vol. M97 Page 39763KNOW ALL MEN BY THESE PRESENTS, That LORRAYNE PHAIR

hereinafter called the grantor, for the consideration hereinafter stated, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto MARK and LYNN SEXTON

the grantee, and unto grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

The East 134 feet and North 23 feet of Lot 25, PIEDMONT HEIGHTS, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. *The flag portion of Lot 25 only - L.P.*

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3 day of December, 1997; if a corporate grantor, it has caused its name to be signed and seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Lorraine Phair

LORRAYNE PHAIR

STATE OF OREGON, County of Klamath) ss.

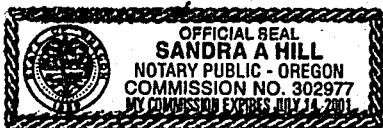
This instrument was acknowledged before me on Dec 3, 1997,

by Shirley

This instrument was acknowledged before me on _____, 19____,

by _____

as _____



Shirley

Notary Public for Oregon

My commission expires 7-14-2001

LORRAYNE PHAIR

4417 Meadows Drive

Klamath Falls, OR 97603

Grantor's Name and Address

Mark + Lynn Sexton

2536 Western Street

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Mark Sexton

2536 Western

Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

Mark + Lynn Sexton

2536 Western

Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 8th day of December, 1997, at 2:13 o'clock P.M., and recorded in book/reel/volume No. M97 on page 39763 and/or as fee/file/instrument/microfilm/reception No. 49685, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk.

By *Kathleen Ross*, Deputy

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